

1,815 sq. ft.

SMALL OFFICE/WAREHOUSE CONDO FOR SALE

- Single story industrial unit
- South Orange County business park location
- Direct freeway access
- Fast, reliable pre-qualification letters available from First Citizens Bank on approved credit and financials

JOHNSTON PACIFIC

COMMERCIAL REAL ESTATE, INC.

Jim Wynne 949-366-2020



**First Citizens
Bank**

Jake Larsen 949-303-9724



www.johnston-pacific.com

PRSR STD
U.S. POSTAGE
PAID
Laguna Niguel, CA
PERMITNO. 40

TWO ADJACENT OFFICE/WAREHOUSE CONDOS FOR SALE

3,875 sq. ft.



- One unit is leased (income)
- One 1,937 sq. ft. unit is vacant
- South OC business park location
- Newer construction
- Expandable

JOHNSTON PACIFIC

COMMERCIAL REAL ESTATE, INC.

Rob Johnston 949-366-2020
www.johnston-pacific.com

- Up to 80% financing for conventional lending
- Up to 90% financing for SBA loans
- Fully amortized fixed rate starting as low as 3.95%*



**First Citizens
Bank**

Jake Larsen 949-303-9724
www.firstcitizens.com

*Loan rates are effective as of 8/01/2013. Loan rate and programs are subject to change without notice. Please see banker. Credit qualifications differ for loan-to-value exceeding 85% and a higher rate may apply. Certain restrictions apply. All loans are subject to credit approval, verification and collateral evaluation. Member FDIC. Equal Housing Lender. The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it, make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All information is subject to change without notice.