



232 Fabricante #109, San Clemente

Bank Owned!

Features:

- 4,024 SF office/warehouse condo
- 2,034 SF two-story office area
- 1,990 SF warehouse area
- Additional chain link fenced offices in warehouse
- 25' warehouse clearance
- 1 ground level roll-up door

Priced for Quick Sale!

August 2010 Update

JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

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AUGUST 2010
Commercial Real Estate Update



Earning the Right to Represent You Since 1991!

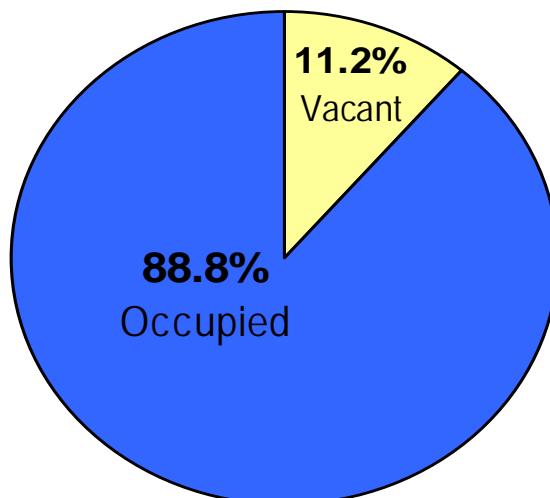


7,069 SF Freestanding Building
2,800 SF Office Area
4,269 SF Warehouse Space

- 2 Ground Level Loading Doors
- 400 AMP Power Supply
- 13 Exclusive Parking Spaces
- 16' Warehouse Clearance

Available for Lease at \$0.95 Gross per SF

Occupancy Rate in the Business Park



Small Space... Big Savings

1235 Puerta Del Sol #300, San Clemente



Total Size: 1,937 Sq. Ft.
Office Area: 778 Sq. Ft. Warehouse: 1,159 Sq. Ft.

PROPERTY FEATURES:

- Reception area
- 1 private office
- 1 open office area
- 2 restrooms
- 6 parking spaces
- 18' warehouse clearance
- Flexible Terms

For Lease at \$1.10 Gross per SF

971 Calle Negocio #200, San Clemente



Total Size: 2,245 Sq. Ft.
Office Area: 100%

PROPERTY FEATURES:

- Second story office space
- 2 private offices
- Conference room
- General office area
- Storage area

First 6 months only \$0.75 Gross per SF!
Remainder at \$1.15 Gross per SF

216 Fabricante #203, San Clemente



Total Size: 2,768 Sq. Ft.
Office Area: 564 Sq. Ft. Warehouse: 2,204 Sq. Ft.

PROPERTY FEATURES:

- Single story
- Upgraded restrooms and coffee bars
- Ground level loading
- 16' warehouse clearance
- Part of a master planned Business Park

For Lease with Option to Purchase is Available

1023 Calle Sombra #E, San Clemente



Total Size: 2,285 Sq. Ft.
Office Area: 460 Sq. Ft. Warehouse: 1,825 Sq. Ft.

PROPERTY FEATURES:

- Reception area
- One private office
- Ground level loading
- 20' warehouse clearance
- 458 Sq. Ft. of mezzanine storage area

Lowest Lease Rate in the Business Park
Only \$0.85 Gross per SF

JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

Don't see a property in your size range? Call us for a complete list of Availability!

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