

## "Honey, They Shrunk the Prices!"

**Double Truckwell Loading  
31' Warehouse Clearance  
Includes Warehouse Racking**



**For Lease**

### Option 1

**16,500 sq.ft. to  
25,000 sq.ft.  
Dead Storage,  
Warehouse only**

### Option 2

**16,500 sq.ft. to  
25,000 sq.ft. with  
2,500 sq.ft. of  
Office Area**

**970 Calle Negocio,  
San Clemente**



**JUST LEASED!**

**Total Size: 5,582 sq. ft.  
Office Area : 3,338 sq. ft.  
Warehouse Area: 2,244 sq. ft.**

### Features Include:

**16' Clear Warehouse, One 10X12 Ground  
Level Loading Door, 200 Amp Power,  
Street Frontage, 11 Private Parking  
Stalls, Plus Street Parking.**

**910 Calle Negocio,  
San Clemente**



**For Lease**

**100% Improved Office Space  
Sizes Included:**

**4,830 sq.ft. \* 10,000 sq.ft. \* 15,000 sq.ft.  
20,000 sq.ft. \* 30,000 sq.ft.**

### Features Include:

**Low Rates starting at \$1.52 per sq.ft.,  
Utilities and janitorial services in-  
cluded, Extremely flexible terms, Mod-  
ern facility, well maintained  
elevator served and Freeway Close**

**1023 Calle Sombra #K,  
San Clemente**



**For Lease**

**Total Size: 2,958 sq. ft.  
Office Area: 720 sq. ft.  
Second Floor Storage Area: 658 sq. f t.  
Warehouse Area: 1,580 sq. ft.**

### Features Include:

**Reception Area, 1 Private Office,  
20' High Warehouse Clearance,  
200 Amp Power,  
1 Ground Level Loading Door.**

**To visit these properties, please call!**

**Rob Johnston**

**JOHNSTON PACIFIC**

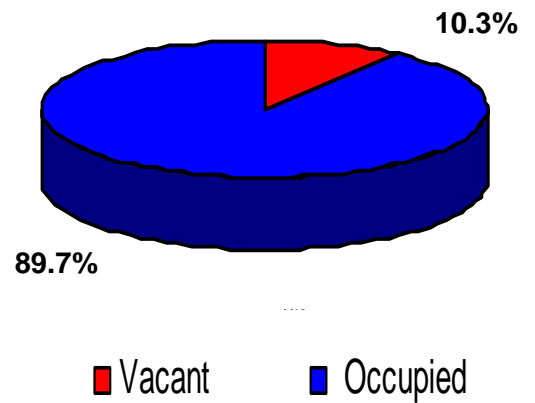
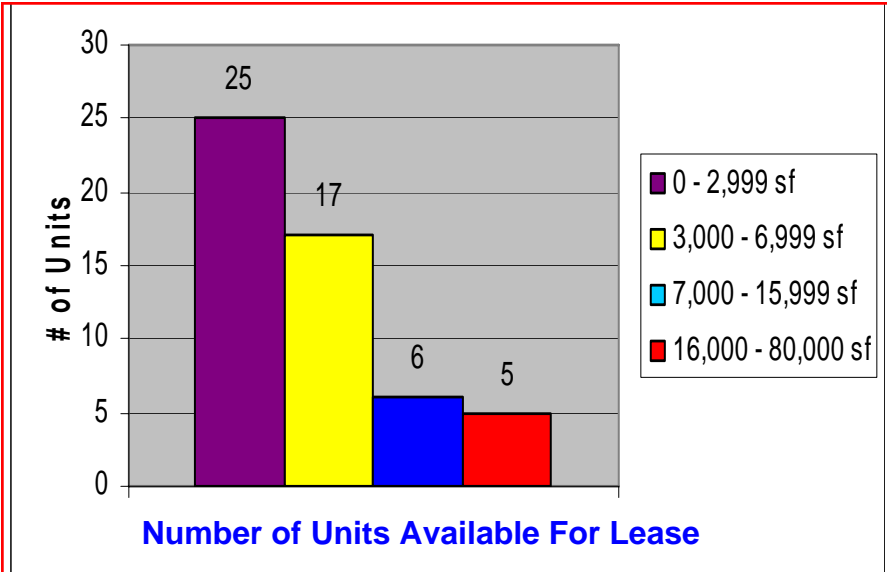
COMMERCIAL REAL ESTATE, INC.



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## Industrial Space For Lease in The Rancho San Clemente & Talega Business Parks

## Industrial Vacancy Rate



## July 2009 Business Park Statistics

**JOHNSTON PACIFIC**

COMMERCIAL REAL ESTATE, INC.

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## July 2009 Commercial Real Estate Update



Earning the right to represent you since 1991!

## For Sale or Lease - 13,442 sq.ft.

### Features:

- 6,691 sq.ft. Office Area
- 6,751 sq. ft. Warehouse Area
- Reception, 16 Offices
- Highly Improved Office Space with Above Standard Finishes
- Easy Freeway Access
- 26' Warehouse Clearance
- Approximately 30 Parking Spaces
- 2 Ground Level Motorized Roll-Up Doors
- South County Location

