

A Great Value for Your Rental Dollar

- **4,950 SF Freestanding Building**
- 720 SF Office area
- 4,230 SF Warehouse area
- 16' Warehouse clearance
- 600 AMP power supply
- 2 Ground level loading doors
- Currently USDA approved and operational food commissary
- Call for pricing and to visit



1011 Calle Recodo, San Clemente

September 2010 Update

JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

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September 2010
Commercial Real Estate Update



Earning the Right to Represent You Since 1991!

Priced for Action!



1005 Calle Sombra, San Clemente

- **3,901 SF Office/Warehouse Condo**
- 1,764 SF Office area
- 2,137 SF Warehouse area
- High-image building, built in 2007
- 25' Warehouse height
- 400 AMP power supply
- 1 Oversized ground level roll up door
- Occupied through February 28, 2011

For Sale at \$663,170.00
(\$170.00 per SF)

WHAT OUR CLIENTS ARE SAYING...

“During the past 18 years, Johnston Pacific has maintained a high level of occupancy in my multi-tenant Business Park. I have found their professionalism, integrity, and results unsurpassed in the South Orange County marketplace. I would highly recommend their services to other industrial building owners seeking to lease or sell their income property.

Frank Pozgaj, Pozgaj Properties

Location...Location...Location



5,739 SF Freestanding building located in the Talega Business Park

- 822 SF Office area
- 4,917 SF Warehouse area
- 100% HVAC
- 16' Warehouse height
- 400 AMP power supply

Available for Lease — \$1.00 Gross per SF per month



Exceptional buy...quick possession

5,459 SF Office/Warehouse Condo in the San Clemente Business Park

- 3,649 SF Office area
- 1,810 SF Warehouse area
- High image, 2-story corner unit with extended glass line
- 1st and 2nd floor open office area
- Large parking area with easy loading and unloading



Low maintenance and affordable — with 90% financing at 5.75% !



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