

981 Calle Negocio, Unit 100, San Clemente

11,649 SF INDUSTRIAL BUILDING FOR SUBLEASE with Dock-High Loading



- 3,994 sf Office Area
- 7,655 sf Warehouse Area
- 442 sf Bonus Mezzanine Storage
- **Interior Truck Well**
- Ground Loading Door

- 22' Warehouse Clearance
- 400 Amps Power Supply
- Building Sign Available
- Reception Area, Private Offices, Conference Room & Break Room
- High-End Creative Office Finishes
- Sublease Through 5-30-2024. Longer-term Lease Possible



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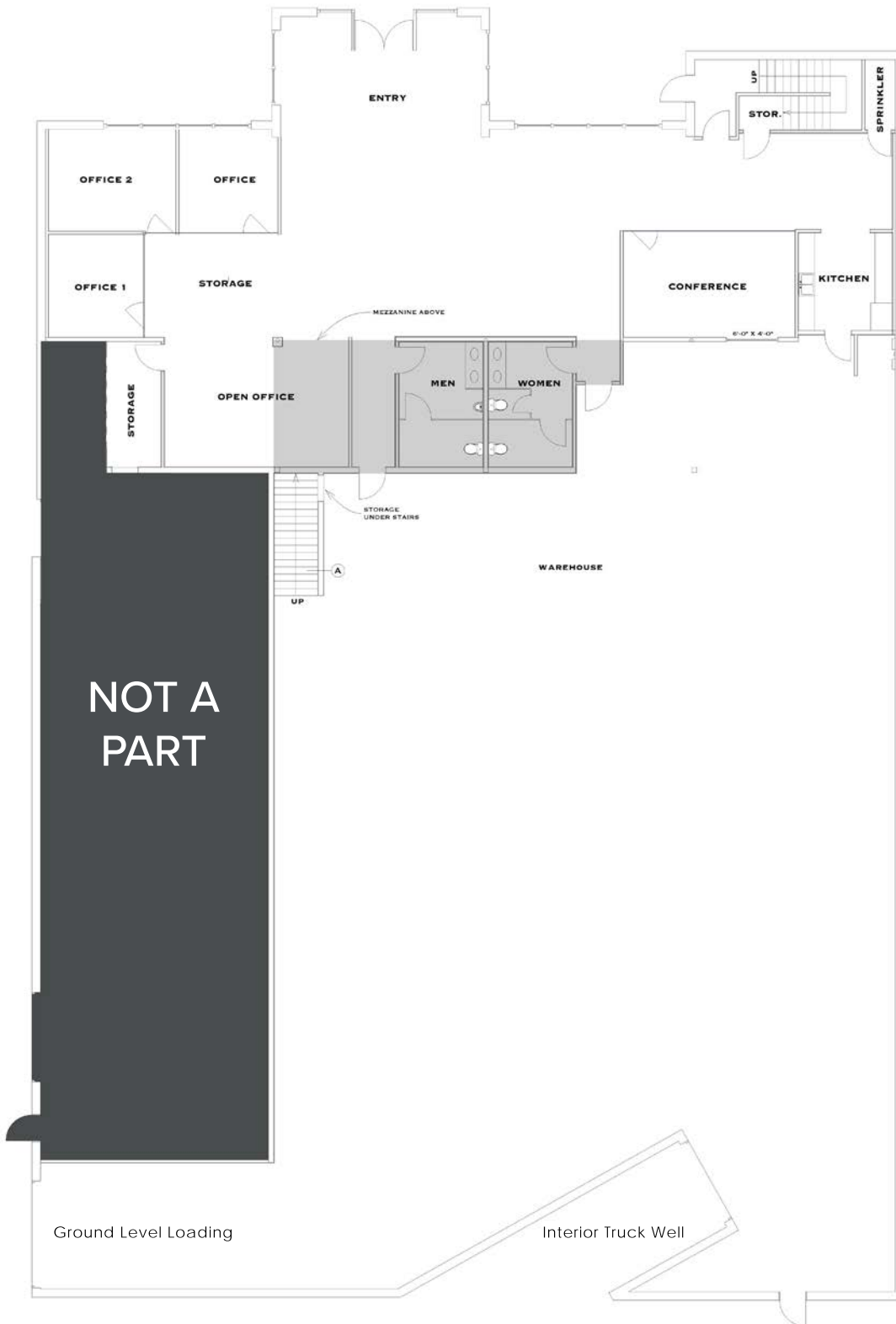
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JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

Office: 949-366-2020

The information above had 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. Please note that Johnston Pacific is not the listing broker for this property.

APPROXIMATE FLOOR PLAN



Rob Johnston: rob@johnston-pacific.com
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