

6,482 SF INDUSTRIAL CONDO

Available for sublease through 8-31-2022
Longer term possible.



1030 Calle Sombra #A/A-2

- 3,672 sf Office Area
- 2,810 sf Warehouse Area
- 18' Warehouse Clearance
- 2 Ground Loading Doors
- 2:1 Parking Ratio
- 537 sq. ft. mezzanine area in warehouse

ABOUT THE UNIT

The opportunity to own this unique creative office/warehouse property with an dramatic two-story lobby just became available in South Orange County! Located in one of San Clemente's most desired business parks this unit is the perfect opportunity for you to invest in your business!

YOUR TIME TO OWN IS NOW

This is the perfect time for you to enjoy the advantages of occupying your own unit and investing in a future source of cash flow for your retirement!



Call us today to learn more!

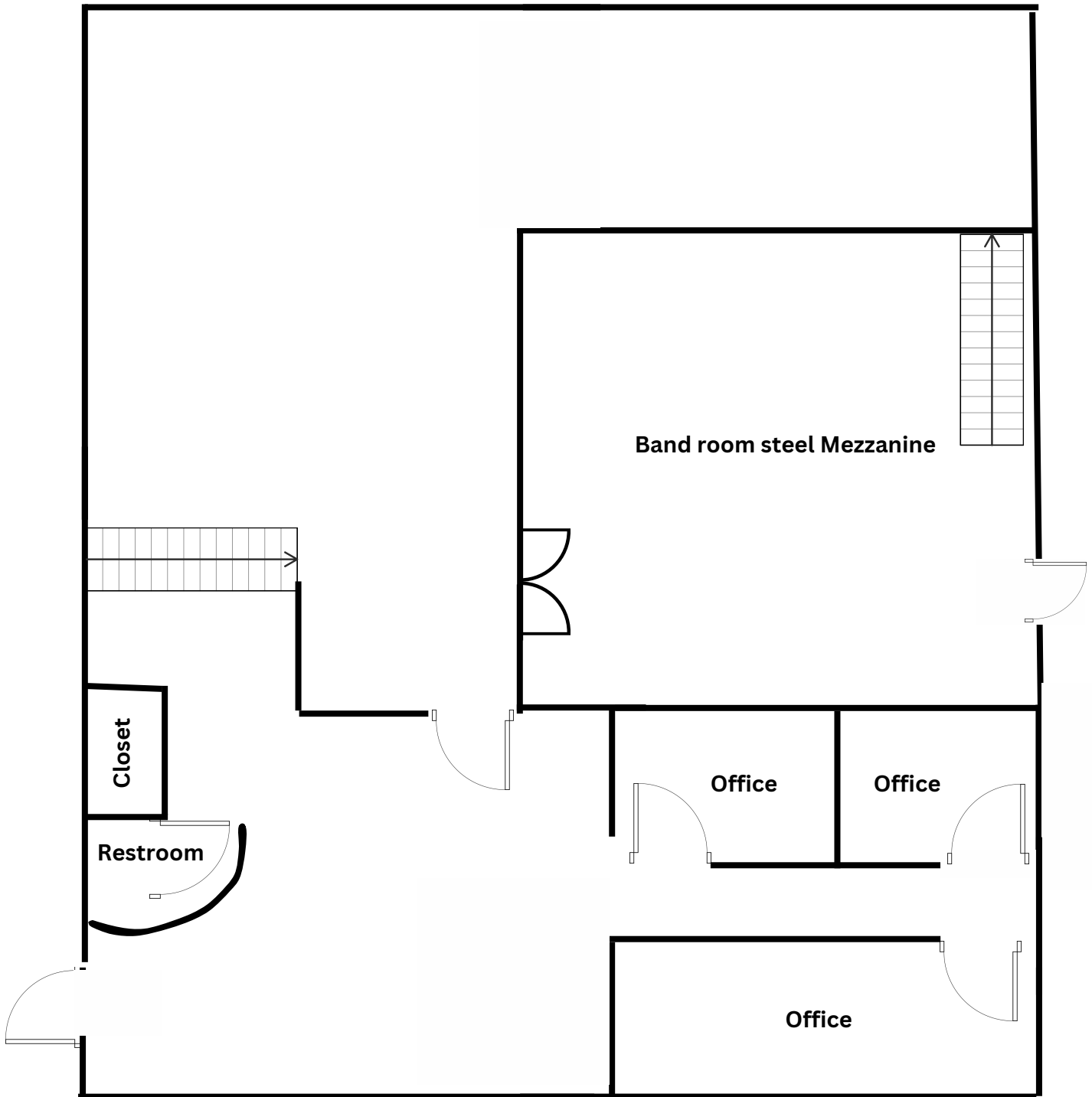
Contact Us: (949) 366-2020



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FLOORPLAN for Unit A



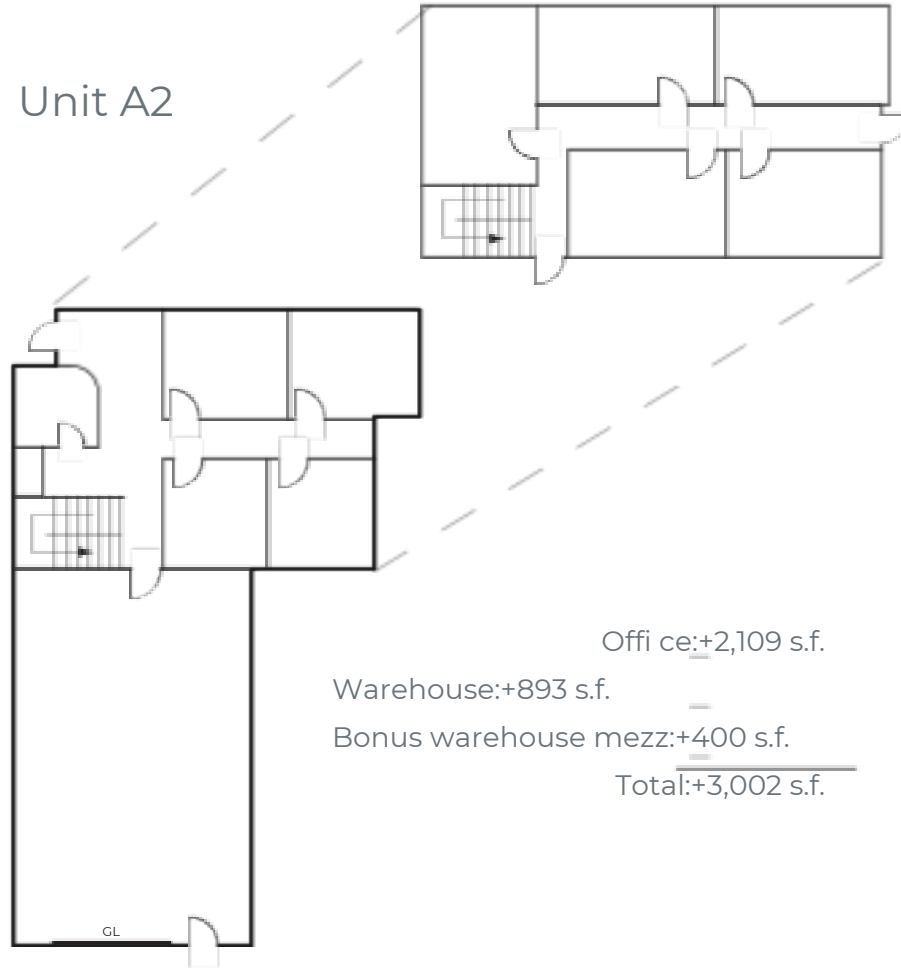
Johnston Pacific, Commercial Real Estate Inc.

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26240 Enterprise Court
Lake Forest, CA 92630

Unit A2



Office: +2,109 s.f.

Warehouse: +893 s.f.

Bonus warehouse mezz: +400 s.f.

Total: +3,002 s.f.

Floorplan

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