

# 4,106 SQ FT INDUSTRIAL CONDO

## FOR SALE

232 Avenida Fabricante, #110  
San Clemente



## JOHNSTON PACIFIC COMMERCIAL REAL ESTATE, INC.

- Office & Warehouse Blend
- Bonus Mezzanine Storage
- Oversized Ground Level Loading Door
- Approx. 25' Warehouse Clearance
- 11 Reserved Parking Stalls
- Reception and Two Offices Downstairs
- Large Private Office and Open Office Area Upstairs
- Two Restrooms, One Shower, Two Kitchenettes
- Divisible Layout
- Occupied, Please Call to Tour



WWW.JOHNSTON-PACIFIC.COM  
**949-366-2020**

**Rob Johnston**  
Rob@Johnston-Pacific.com  
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**Louis Johnston**  
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The information obtained above has 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.

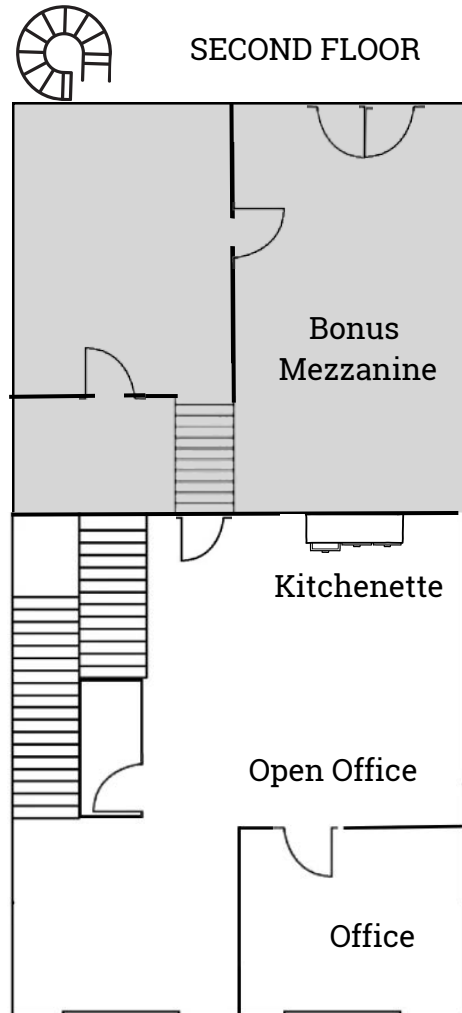
# PROPERTY PHOTOS & FLOOR PLANS

232 Avenida Fabricante #110  
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FIRST FLOOR



SECOND FLOOR



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