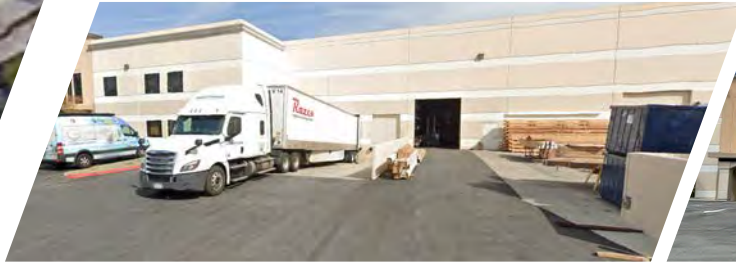


32,850 SF INDUSTRIAL BUILDING FOR LEASE



1361 Calle Avanzado, San Clemente

RARE LARGE WAREHOUSE SPACE FOR LEASE

- 32,850 sq ft Freestanding Industrial Building
- 7,330 sq ft Two Story Office Area
- 25,520 sq ft Warehouse Space
- Large Maneuverable Parking Lot With 39 Parking Spaces
- 800 AMP Power (Verify)
- 26' Warehouse Clearance
- 2 Dock High and 3 Ground Level Loading Doors
- ESFR Fire Sprinkler System
- Large 1.5 Corner Acre Lot, with Easy Access to Major Streets and Freeways
- Situated in the master-planned Talega Business Park with many nearby retail amenities and services



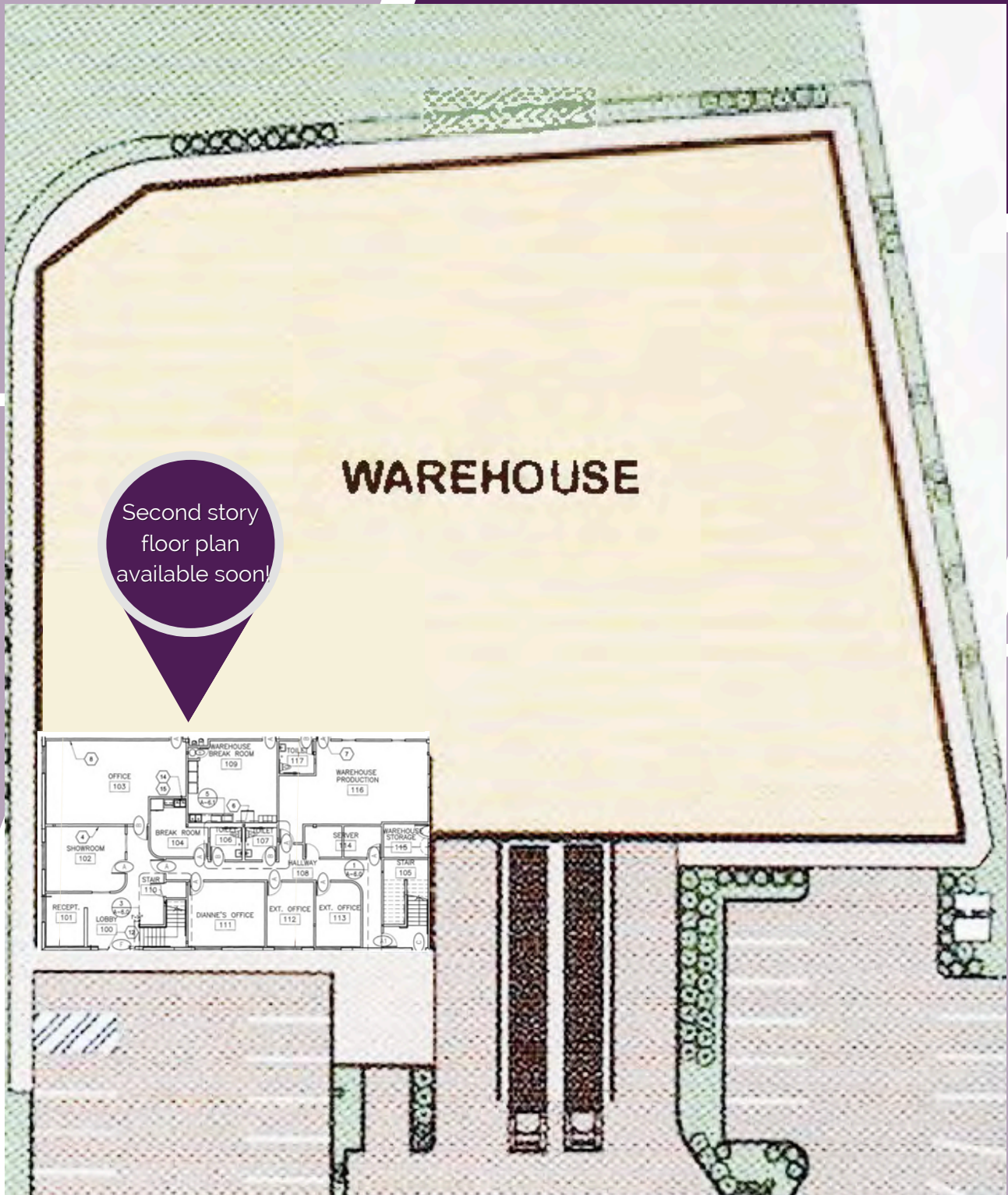
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