

A Prime Investment Opportunity in the Rancho San Clemente Industrial Center!

FOR SALE

232 AVENIDA FABRICANTE #100 & #101, SAN CLEMENTE

13,078 sq. ft. Office / Warehouse Building



Johnston Pacific proudly presents a rare chance to own a premium corner building in the highly sought-after Rancho San Clemente Industrial Center. This versatile, two-unit property offers stunning second-floor views and won't stay on the market for long!



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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.

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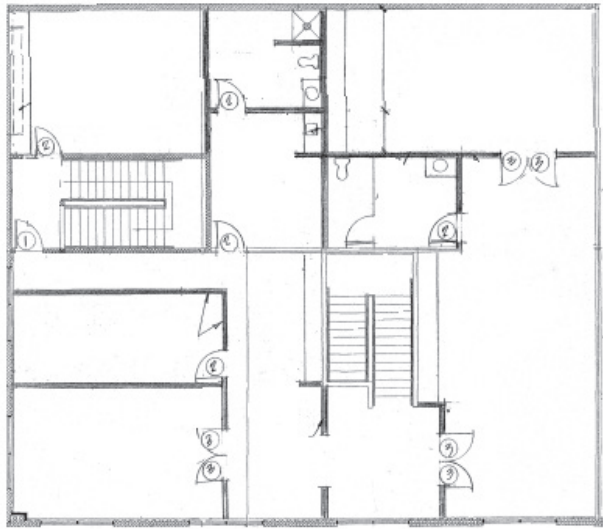
CELEBRATING EXCELLENCE
FOR 34 YEARS

PROPERTY FLOOR PLAN

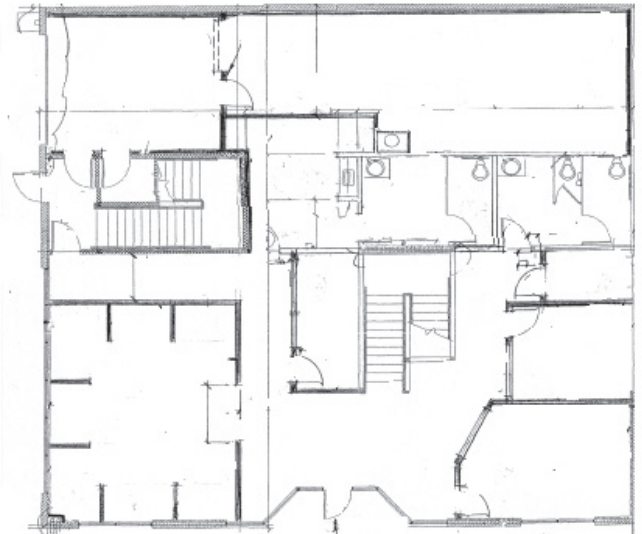
232 Avenida Fabricante #100 & #101
San Clemente, CA

Unit #100

2nd Floor



1st Floor



- Approx. 6,819 sf.
- Approx. 5,964 sf. Office
- Approx. 855 sf. Storage/ Warehouse
- 1 GL Door
- Amps - 400
- Warehouse Height: 25'
- 13 Reserved Parking Stalls
- Beautiful Views from the 2nd Floor
- Open Office Areas Through-out



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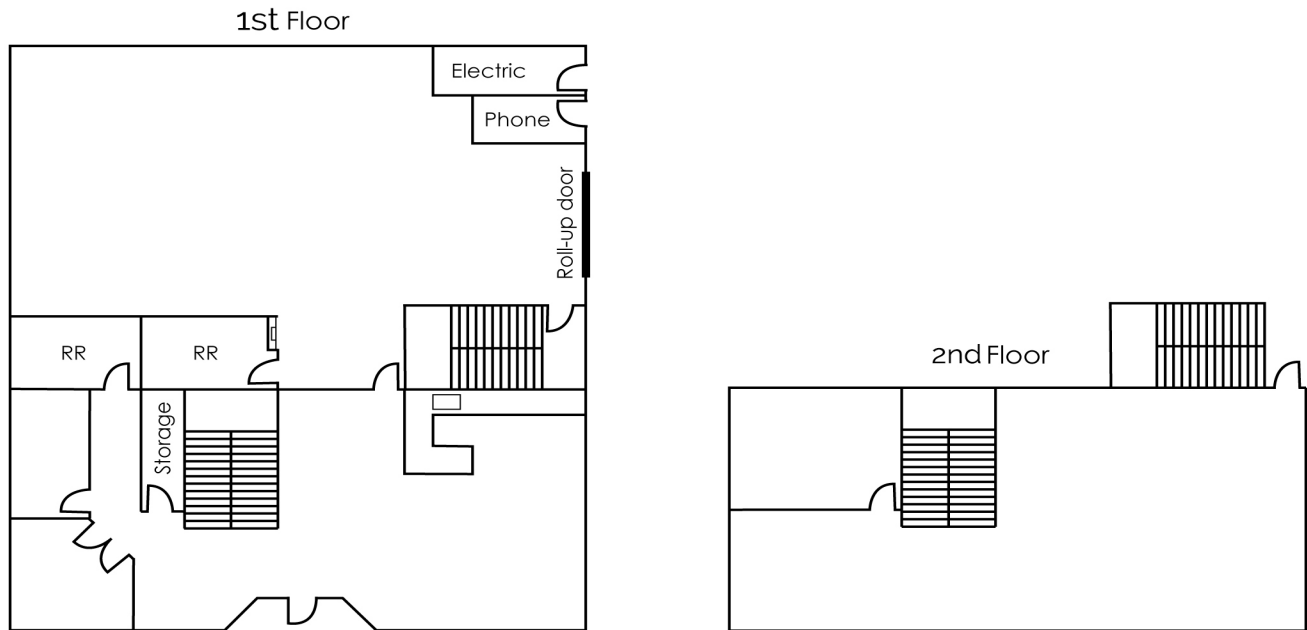


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PROPERTY FLOOR PLAN

232 Avenida Fabricante #100 & #101
San Clemente, CA

Unit #101



- Fully Leased Investment
- Approx. 6,259 sf.
- Approx. 3,621 sf. Office
- Approx. 2,638 sf. Warehouse
- 1 GL Door
- Amps - 400 (verify)
- Warehouse Height: 25'
- 15 Reserved Parking Stalls



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232 Avenida Fabricante #100 #101, San Clemente, CA

Surrounded by lush green space and featuring 28 dedicated parking spaces, this property is designed for both functionality and curb appeal.

Only 16 minutes to the beach.

Suite 100 – Executive-Ready with Warehouse Space

- Upstairs CEO corner suite with an adjacent VP office
- Private sleeping quarters & full bathroom with shower
- Spacious bullpen, kitchen, and a large conference room with a wet bar
- 855 SF of storage/warehouse space on the first floor
- Multiple offices, server room, and dedicated men's & women's restrooms

Suite 101 – Bright & Spacious with Truck Access

- Expansive 2,638 SF warehouse with drive-around truck access
- Two floors of office space with ample natural light
- Kitchen, men's & women's restrooms, and plenty of storage

This is your opportunity to own a highly functional, well-located industrial space in a thriving business hub.

Don't miss out—Call Rob or Louis to schedule a tour today!

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Sale Comparables

PROPERTY	SALE DATE	SIZE	PRICE PSF	MARKET INSIGHTS
 232 Avenida Fabricante #110	May 14, 2024	4,106 SF	\$1,950,350 \$475	This is a two-story industrial condo built in 2007 with approximately 50/50 office to warehouse ratio and is located within the same park as 232 Ave. Fabricante #100.
 236 Calle Pintoresco	Dec. 30, 2024	7,069 SF	\$3,301,223 \$467	This is a single-story free-standing industrial building with approximately 40% office.
 1046 Calle Recodo #E	March 4, 2025	2,946 SF	\$1,384,620 \$470	This is a two-story industrial condo located in the RSC Business Park. This project was built in 1990.



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