

FOR SALE

240 Calle Pintesresco, San Clemente

6,364 sq. ft. OFFICE / WAREHOUSE



JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

An Industrial Property with the perfect Warehouse-to-Office Ratio.

This Free Standing Building features an open office area, a generous private office and of course large warehouse space, perfect for you to start or expand your business. The property is located close to the freeway and offers numerous parking spaces for your employees and clients.. **Offered at: \$3,048,356**

Details for this Opportunity

- 6,364 sq. ft.
- 5,510 sq. ft. Warehouse
- 854 sq. ft. Office
- 2 GL Loading Doors
- 16' Warehouse Clearance
- 400 Amps Power Supply
- Open & Private Offices
- Close to the Freeway

Rob Johnston

Rob@Johnston-Pacific.com

License# 01121630

Louis Johnston

Louis@Johnston-Pacific.com

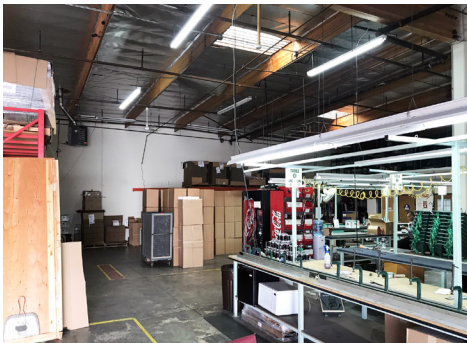
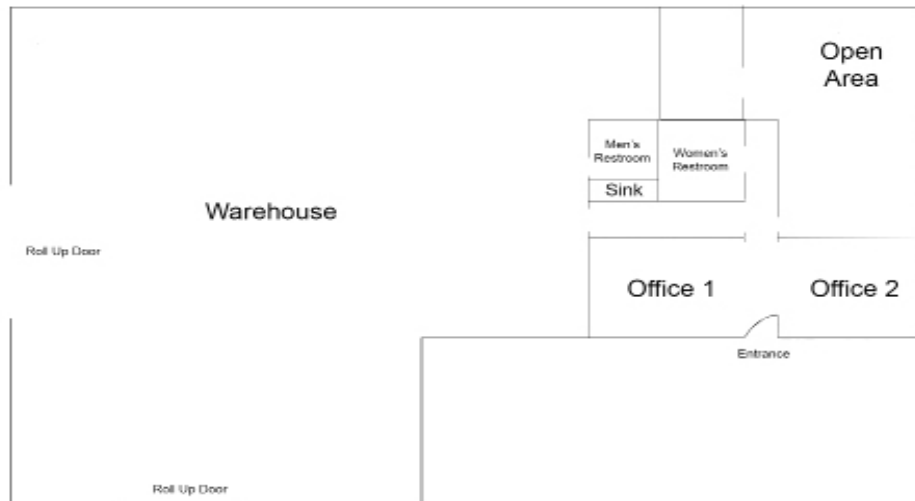
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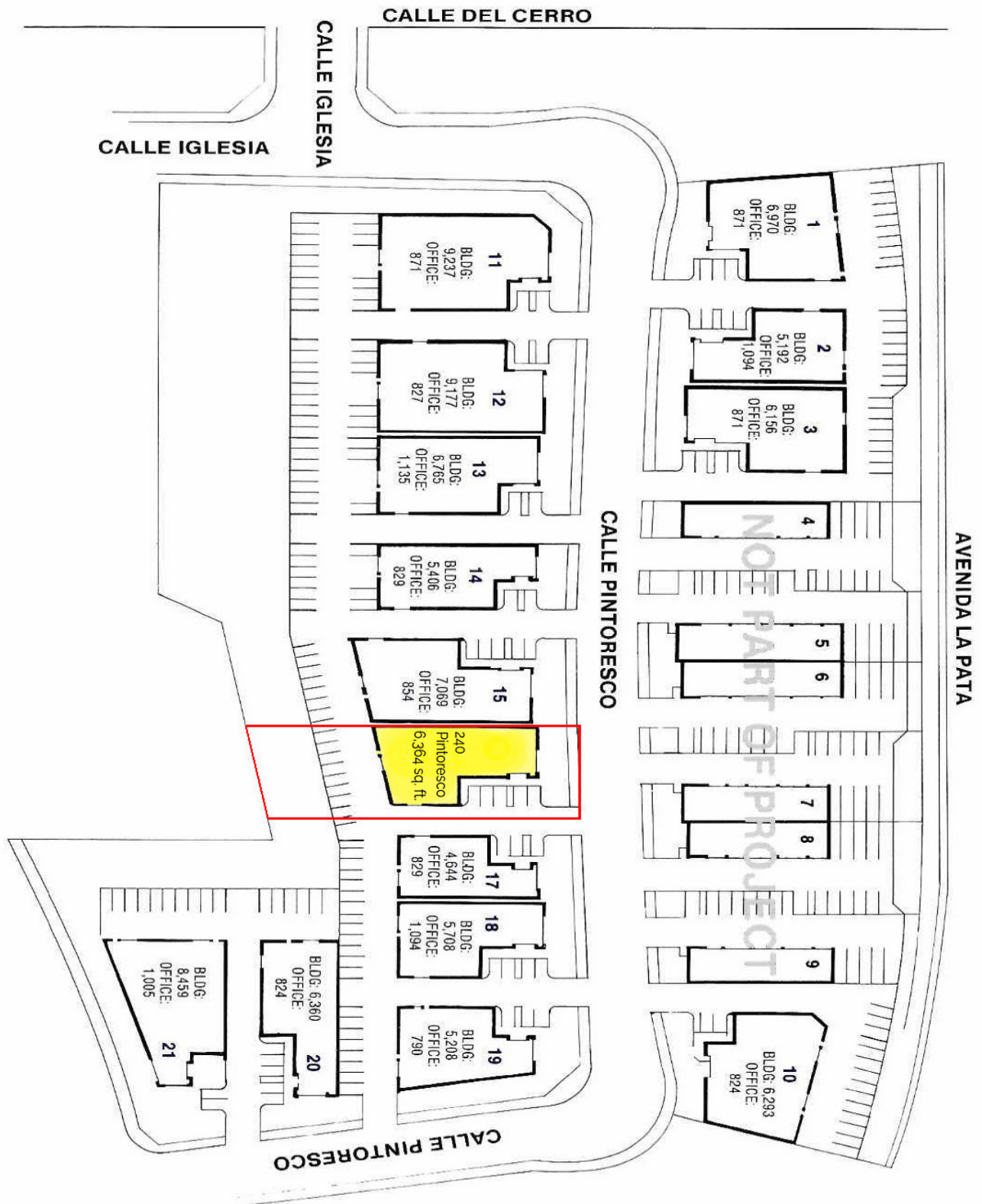
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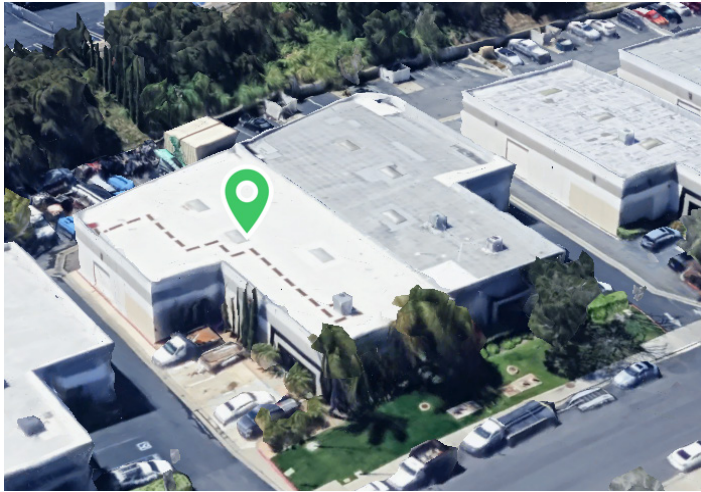
PROPERTY FLOOR PLAN

240 Calle Pintoresco
San Clemente, CA



Site Plan





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Why Investors own Commercial Property:

- An investment that produces Long-Term Retirement Income
- Collect escalating rental income as a hedge against inflation
- Diversify your financial portfolio away from stocks and bonds
- Receive substantial Tax Benefits, Including Depreciation

Why Business Owners own Commercial Property

- Avoid future rental increases
- Build Equity on a Monthly Basis
- Ability to Customize your property to perfectly fit your needs
- Receive substantial Tax Benefits, Including Depreciation



949-366-2020

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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 SF	A two-story industrial condo built in 2007. Approximately 50/50 office to warehouse ratio, it's located within the same park as 232 Ave. Fabricante #100.
 236 Calle Pintoresco	Dec. 30, 2024	7,069 SF	\$3,301,223 \$467 SF	This is a single-story free-standing industrial building with approximately 40% office. Situated on its own fee simple parcel.
 1046 Calle Recodo #E	March 4, 2025	2,946 SF	\$1,384,620 \$470 SF	This is a two-story industrial condo located in the RSC Business Park. This condo features 40% office and was built in 1990.
 244 Calle Pintoresco	Approx.	4,644 SF	In Escrow at Approximately \$2,230,000 \$480 SF	This is an owner/user building that features approximately 25% office and 75% warehouse. It is a freestanding building with approximately 9 parking stalls.
 216 Ave. Fabricante #110	Approx. June 1, 2025	3,236 SF	In Escrow at unknown price Asking Price was \$1,615,000 \$499 SF	This is a two-story industrial condo. Approximately 66% office space and and 34% warehouse.

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