

Johnston Pacific is Pleased to Present the Following:
Owner/User or Leased Investment For Sale
18,370 SF Divisible Office/Warehouse Building



208 Avenida Fabricante, San Clemente

JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.



- 18,370 Total Sq. Ft.
- 8,950 Sq. Ft. Office Area
- 9,420 Sq. Ft. Warehouse Area
- Four Ground Level Roll Up Doors
- Direct Freeway Access
- 21' Warehouse Clearance
- 800 AMP 120/208 Power Supply
- 28 Parking Stalls
- Building Is On It's Own Separate Lot

Unit A: 7,251 sf.
3,798 sq. ft. Office
3,453 sq. ft. Warehouse
Lease expires 1-31-2028

Unit B: 11,119 sf.
5,152 sq. ft. Office
5,967 sq. ft. Warehouse
Lease expires 12-31-2026



www.johnston-
pacific.com
949-366-2020

Rob Johnston

Rob@Johnston-Pacific.com
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Louis Johnston

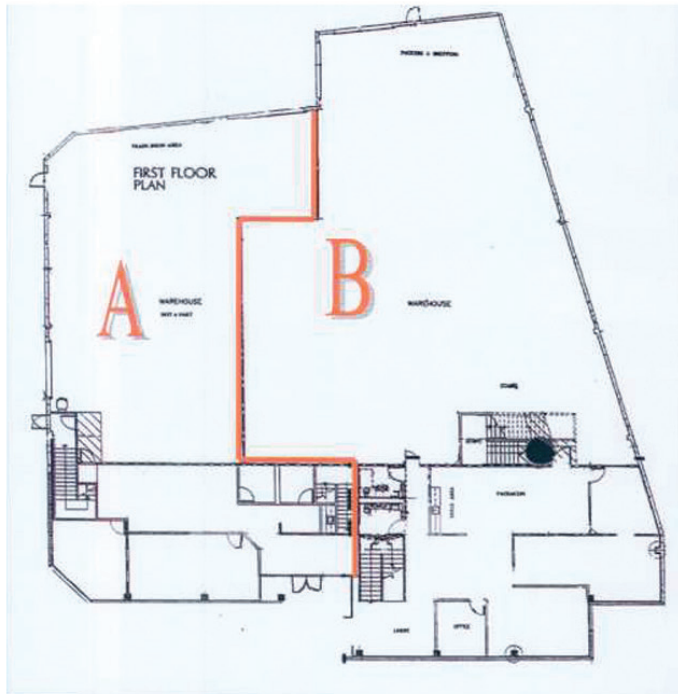
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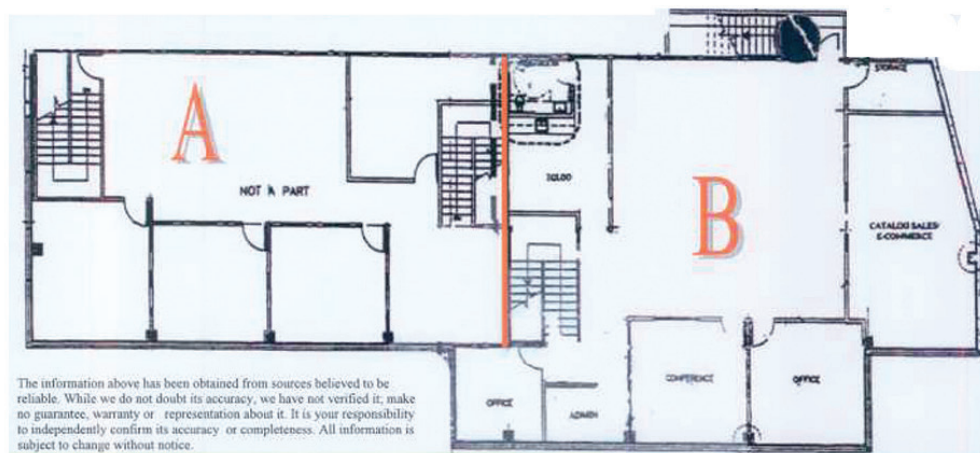
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18,370 SF DIVISIBLE OFFICE/ WAREHOUSE BUILDING FOR SALE



First Floor

Second Floor



949-366-2020

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www.johnston-pacific.com



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Other Listings!

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