

# 6,000<sub>SF</sub>

# FOR LEASE

## FREESTANDING INDUSTRIAL BUILDING

230 Calle Pintesresco  
San Clemente, CA



**JOHNSTON PACIFIC**  
COMMERCIAL REAL ESTATE, INC.

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**949-366-2020**

- 6,000 sf Total Size
- 3,015 sf Total Office Area
- 600 sf 2<sup>nd</sup> Floor Office Area
- 2,385 sf Warehouse Area
- Freestanding Building
- Located on Separate Lot
- Potential Fenced Yard Area
- 7 Parking Spaces + Street Parking
- 2 Ground Level Loading Doors
- Approx. 17' Warehouse Clearance
- Mezzanine Storage Area
- Private Offices
- Kitchen Area with Sink
- Potential Alternative 5,406 sf Floorplan Layout Available (see pg 2)

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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.

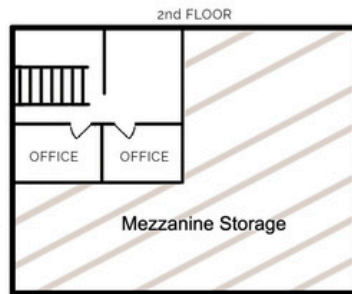
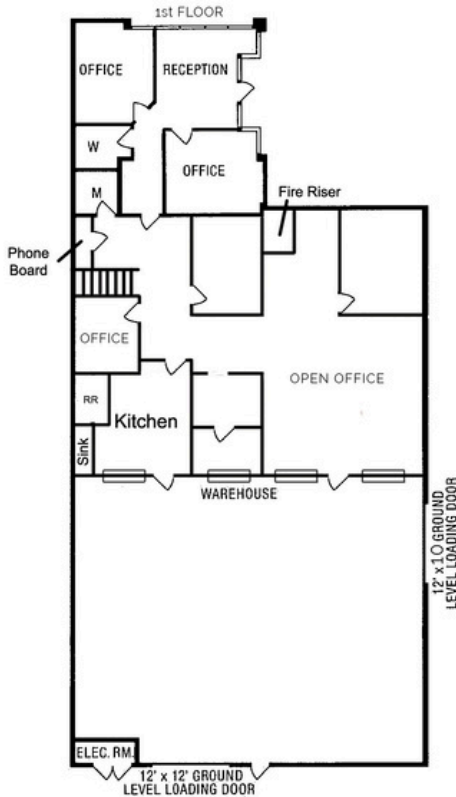
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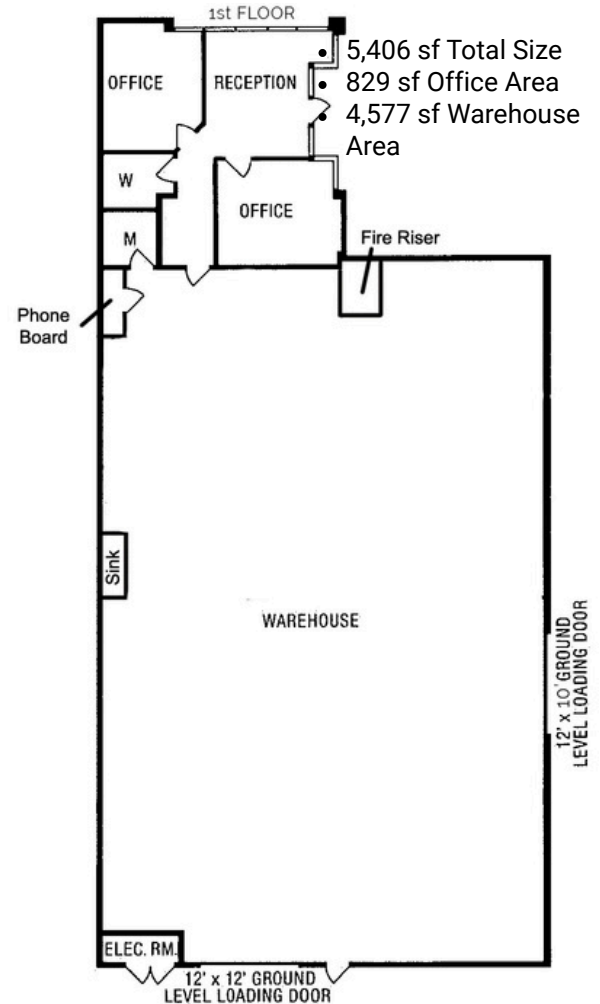
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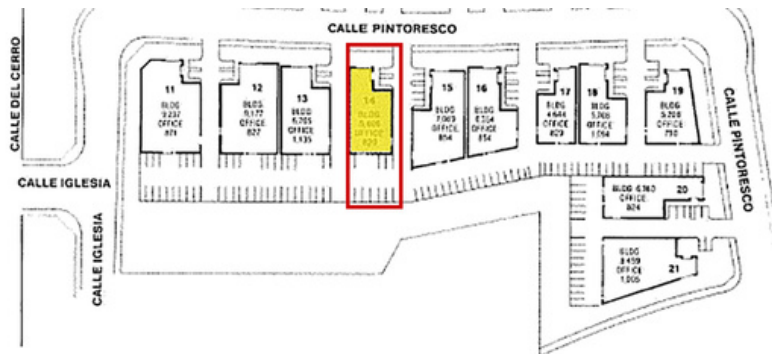
### Existing Floorplan



### Potential Alternative Floorplan



### Site Plan



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FOR 35 YEARS

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