

4,779 SQ FT OFFICE/WAREHOUSE BUILDING

FOR LEASE

1313 Calle Avanzado
San Clemente



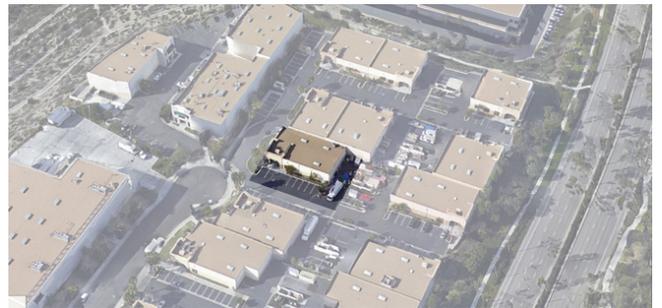
JOHNSTON PACIFIC COMMERCIAL REAL ESTATE, INC.



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949-366-2020

- **Total Building SF:** 4,779 sf.
- 1,259 sf. Office
- 3,520 sf. Warehouse
- 17' Warehouse Clearance
- Private Offices
- 12 Parking Stalls
- One Ground Level Door
- 200 Amp Power (verify)
- Offered at: \$1.95/sf Gross
- Located in the Talega Business Park



Rob Johnston

Rob@Johnston-Pacific.com

License# 01121630

Louis Johnston

Louis@Johnston-Pacific.com

License# 02054162



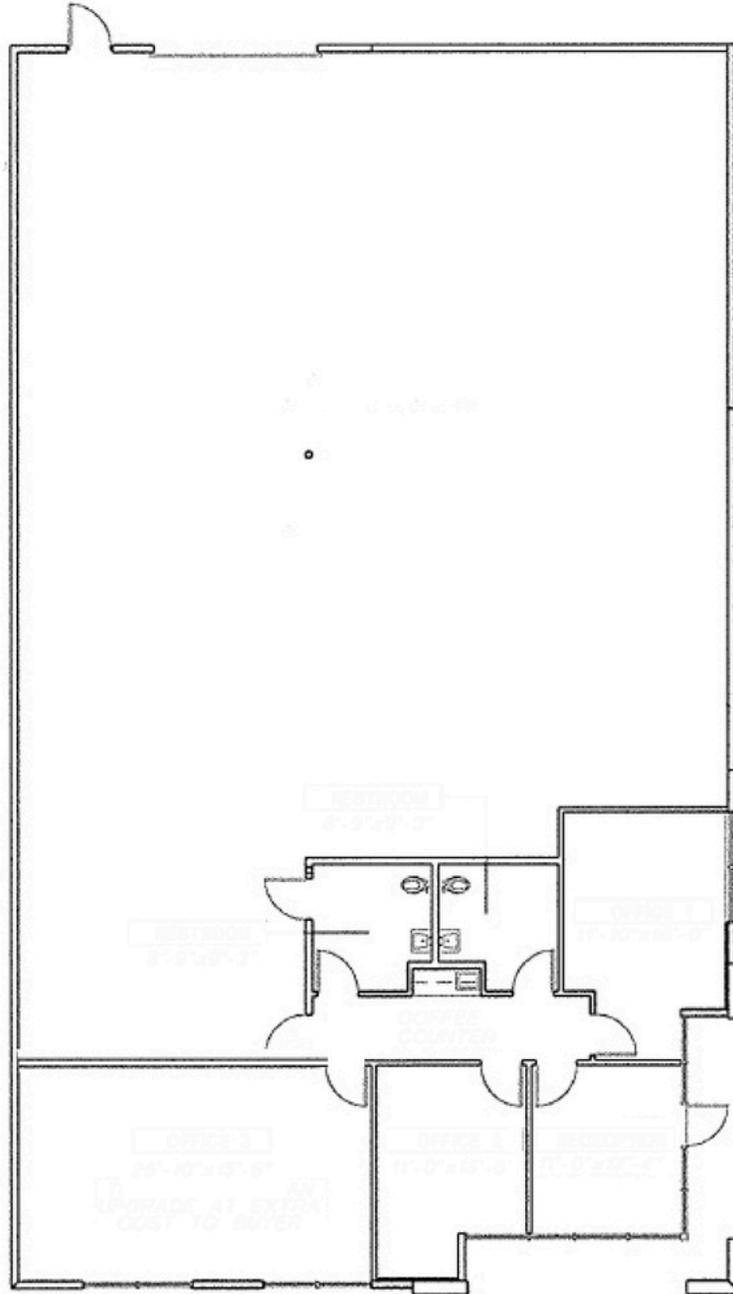
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Approximate Floor Plan



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1305 Calle Avanzado, San Clemente, CA 92673
26240 Enterprise Court, Lake Forest, CA 92630
www.Johnston-Pacific.com





4,779 sq ft Industrial Building

1313 Calle Avanzado, San Clemente



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COMMERCIAL REAL ESTATE, INC.

CELEBRATING EXCELLENCE
FOR 35 YEARS



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