

4,106 sq FT

FREESTANDING INDUSTRIAL BUILDING

FOR LEASE

1307 Calle Avanzado  
San Clemente

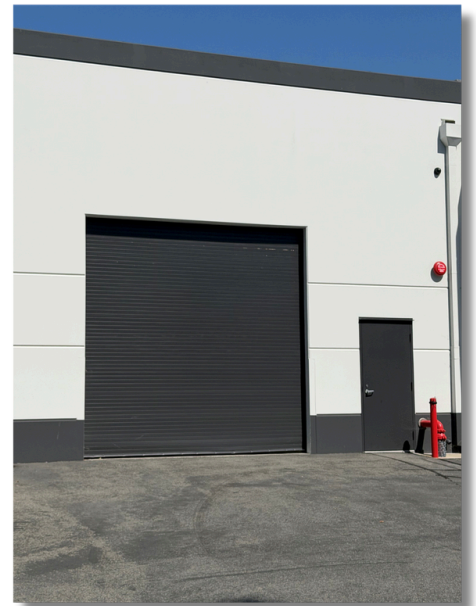


**JOHNSTON PACIFIC**  
COMMERCIAL REAL ESTATE, INC.

- **Total Building SF:** 4,106 sf.
- 1,256 sf. Office
- 2,850 sf. Warehouse
- Reception Area
- 3 Private Offices
- 2 Restrooms
- 1 Ground Level Loading Door
- 17' Warehouse Clearance
- 400 Amps
- 10 Parking Stalls

**OFFERED**  
AT

**\$1.95/ sq. ft Gross.**



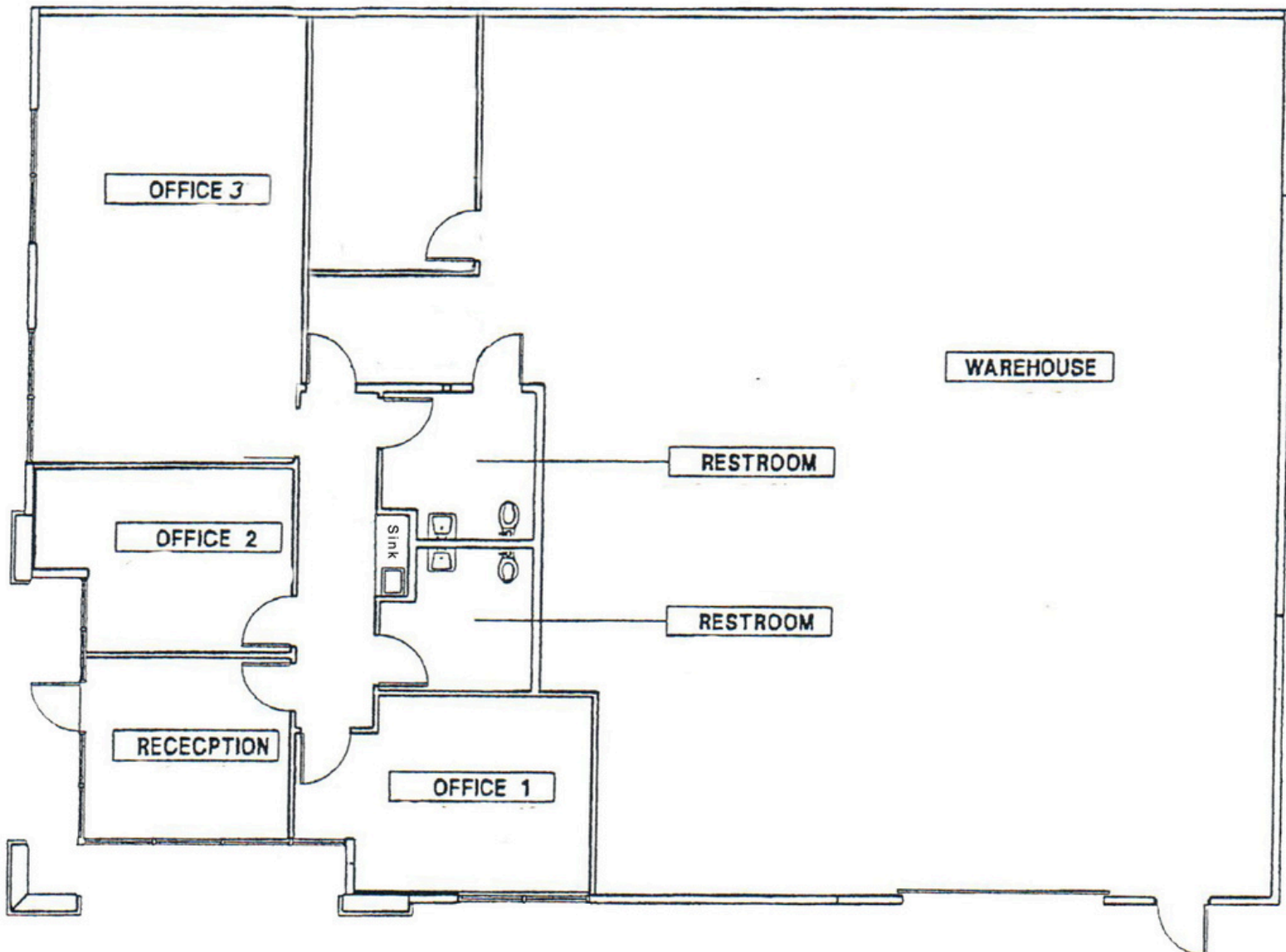
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COMMERCIAL REAL ESTATE, INC.

CELEBRATING EXCELLENCE  
FOR 35 YEARS

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