

43,240 SF

FOR SUBLEASE

CORPORATE HQ + DISTRIBUTION FACILITY IN COASTAL SOUTH OC

212 Avenida Fabricante
San Clemente, CA



JOHNSTON PACIFIC

COMMERCIAL REAL ESTATE, INC.

- Total Approx. Size: **43,240 sf**
- Total Approx. Office Size: **16,550 sf**
- Approx. 1st Floor Office Area: **9,550 sf**
- Approx. 2nd Floor Office Area: **7,000 sf**
- Approx. Warehouse Area: **26,690 sf**
- Freestanding Building
- 2 Ground Level Doors
- 2 Dock High Doors
- 800 Amps of Power (verify)
- 26' Warehouse Clearance
- 81 Parking Stalls
- Rate: **\$1.69 Net/psf per month + \$0.30 Net charges/psf per month**



JOHNSTON PACIFIC

COMMERCIAL REAL ESTATE, INC.



949-366-2020

Rob Johnston
Rob@Johnston-Pacific.com
License# 01121630

Louis Johnston
Louis@johnston-pacific.com
License# 02054162

WWW.JOHNSTON-PACIFIC.COM



Visit our website

949-366-2020

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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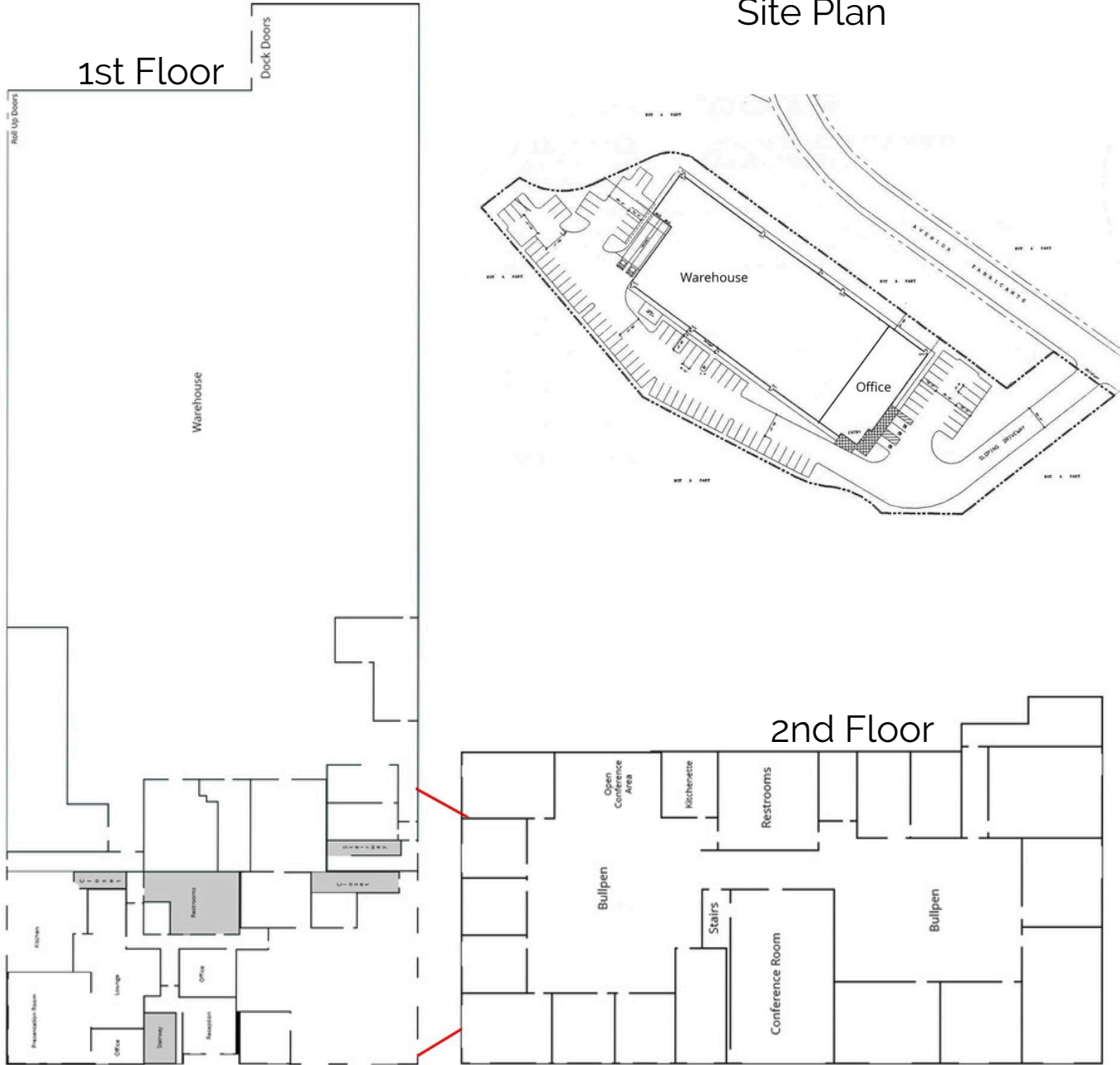
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Site Plan



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