

FOR LEASE with option to purchase available

232 AVENIDA FABRICANTE #100, SAN CLEMENTE

6,819 sq. ft. OFFICE / WAREHOUSE

Wicked Low Lease Rate!



JOHNSTON PACIFIC COMMERCIAL REAL ESTATE, INC.

Details for this Opportunity

- Approx. 6,819 sf. Total Size
- Approx. 5,964 sf. Office
- Approx. 855 sf. Warehouse
- 1 GL Door
- Amps - 400 (Verify)
- Low-Clear Warehouse
- 13 Reserved Parking Stalls
- **Lease Rate: \$1.39/sf. per month Gross**
- **Sale Price: \$3,239,025.00 (\$475/SF)**
- Beautiful Views from the 2nd Floor
- Open Office Areas Throughout
- Unique Features Including Full Bathroom with Shower
- **Lease w/option to purchase available.**

WWW.JOHNSTON-PACIFIC.COM
949-366-2020

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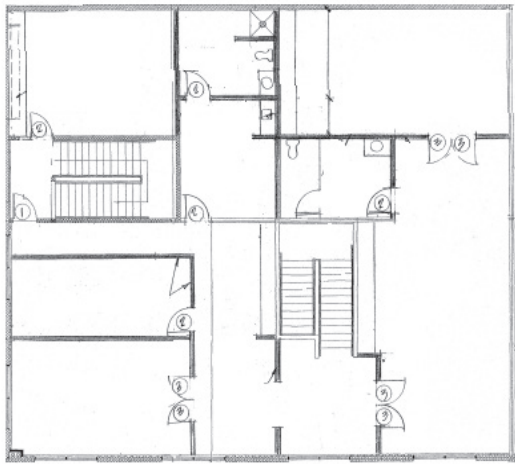


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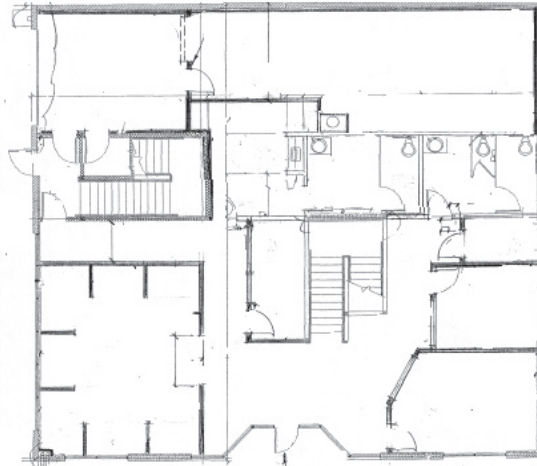
PROPERTY FLOOR PLAN

232 Avenida Fabricante #100
San Clemente, CA

2nd Floor



1st Floor





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