

# FOR LEASE

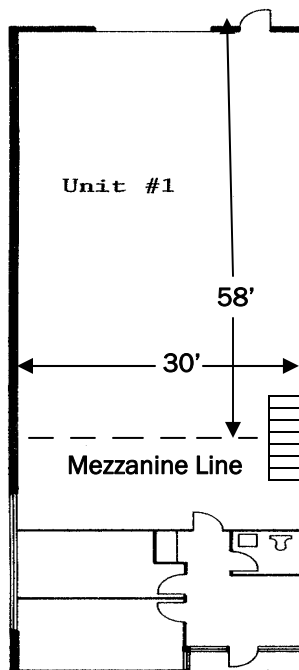
**3,000 Square Foot Industrial Unit**  
**RANCHO SAN CLEMENTE BUSINESS PARK**  
**1027 Calle Trepadora #1 - San Clemente, CA**

**CORNER LOCATION WITH GREAT STREET VISIBILITY**



## Property Features:

- Reception area
- 2 offices
- 2:1 parking ratio
- 200 Amps
- 1 ground level door
- 3,000 sq. ft. total size
- 600 sq. ft. office space
- 2,400 sq. ft. warehouse space
- 500 sq. ft. bonus mezzanine
- 16' warehouse clearance



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