

20,500 SF Freestanding
Office / Warehouse Building
FOR LEASE

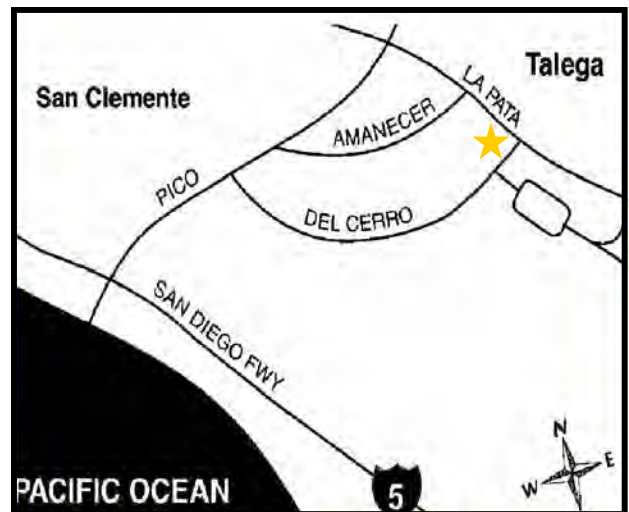
***Our rate is unbeatable
in South Orange County!***



193 AVENIDA LA PATA • SAN CLEMENTE

FEATURES:

- 20,500 SF freestanding building
- Approximately 2,450 SF office space with high ceilings
- Approximately 18,050 SF warehouse area
- 1 ground level loading door
- Double truck well for dock high loading
- 25' warehouse clearance
- 1200 AMP power supply
- 32 parking stalls
- **Lease rate of \$0.58 Gross per SF/mo.
\$11,890.00 per month +utilities**



ROB JOHNSTON

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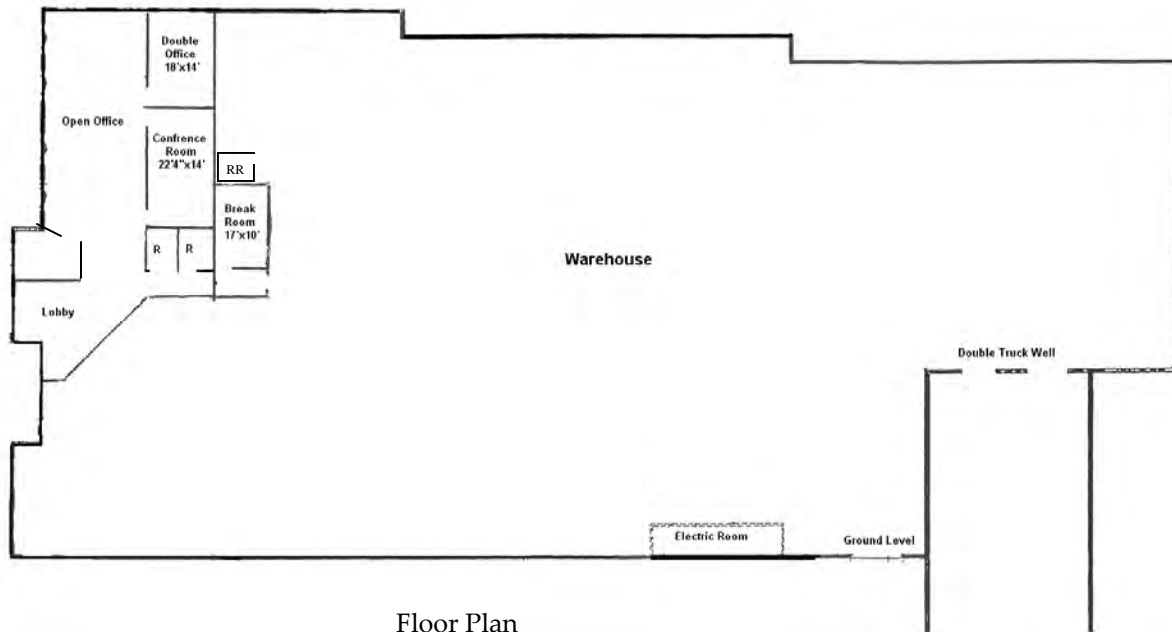
JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

Rancho San Clemente Business Park

20,500 SF Freestanding Office / Warehouse Building



Ground Level Loading and Double Truck Well



Floor Plan

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