

# 11,404 SF

## Office / Warehouse Unit

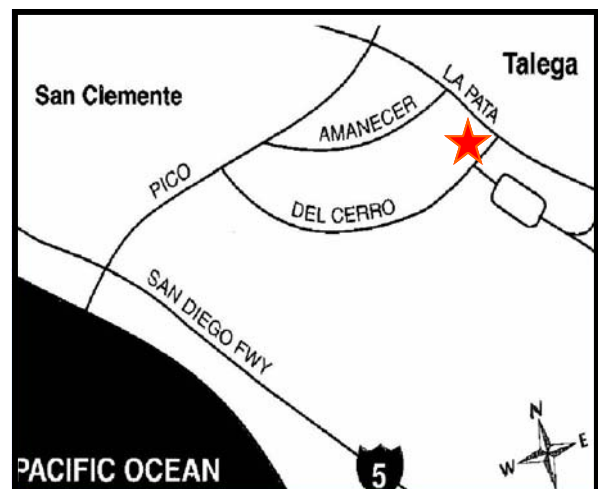
### FOR LEASE



197 AVENIDA LA PATA #B • SAN CLEMENTE

#### FEATURES:

- Approximately 2,600 SF office
- Approximately 8,804 SF warehouse
- 25' warehouse clearance
- 1 ground level loading door
- 200 AMP power supply, upgradeable
- Available for lease at \$0.85 Gross per SF



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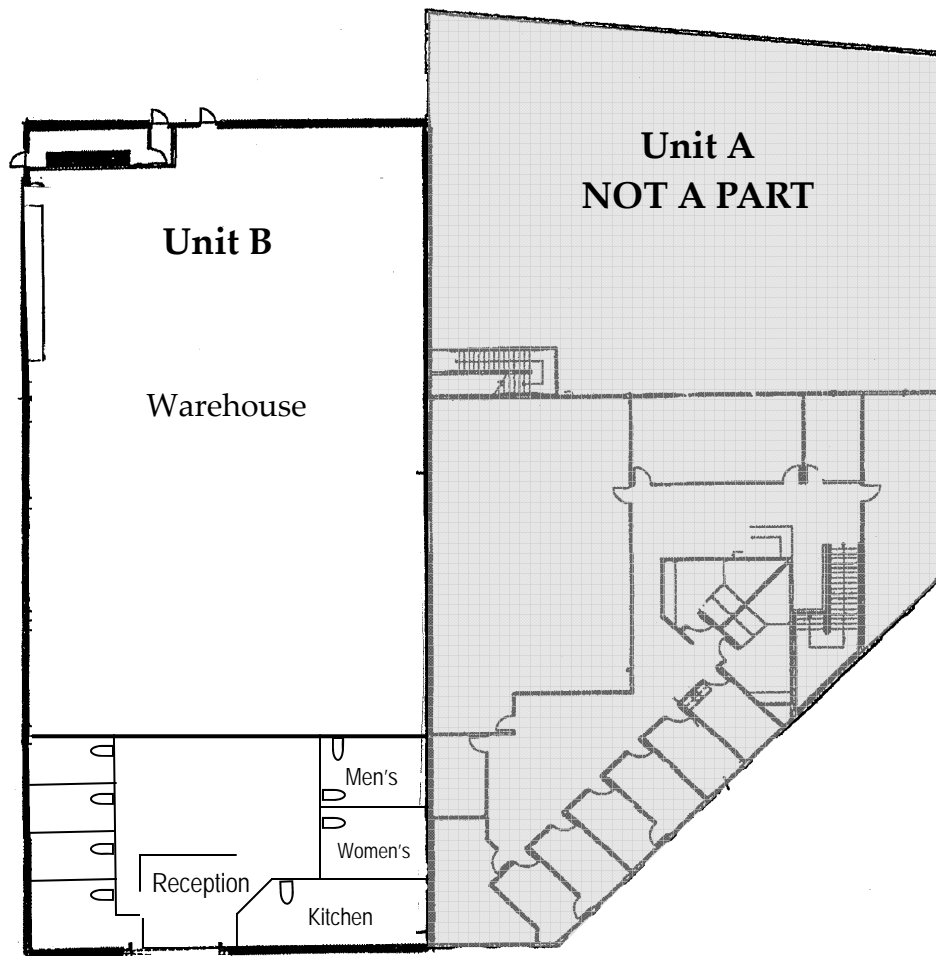
(949) 366-2020

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Lic. 01121630

# Rancho San Clemente Business Park

11,404 Square Feet  
Office / Warehouse Unit



## FLOOR PLAN

197 AVENIDA LA PATA #B • SAN CLEMENTE

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