

# 7,251 SQUARE FEET

## OFFICE/WAREHOUSE UNIT

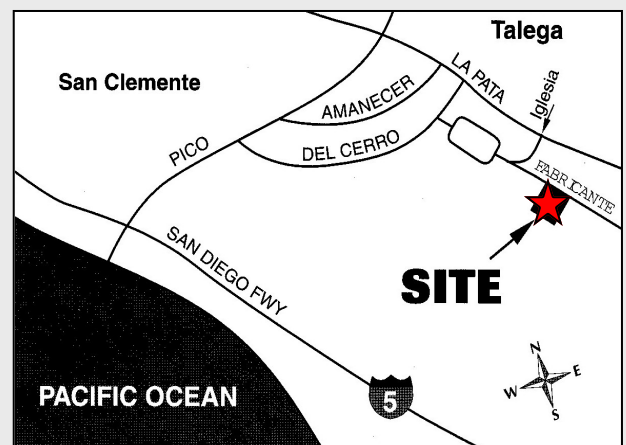
### FOR LEASE



208 AVENIDA FABRICANTE, UNIT A • SAN CLEMENTE

#### FEATURES:

- 7,251 total SF
- 3,798 SF two-story office space
- 3,453 SF warehouse space
- 21' warehouse clearance
- Rear and side roll up doors
- 400 AMP 120/208 power supply
- 16 parking stalls
- Building is on its own separate lot



**JOHNSTON PACIFIC**  
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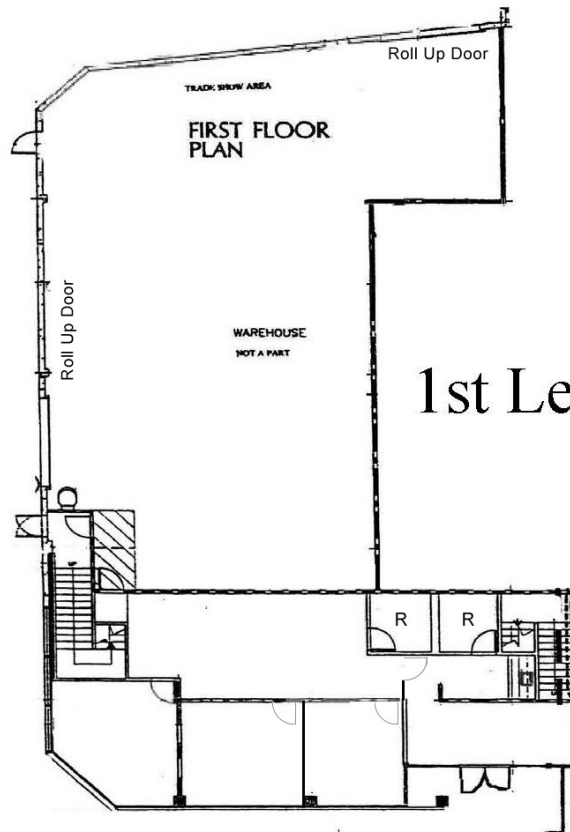
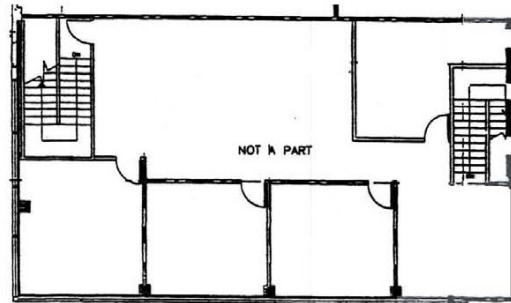
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# OFFICE/WAREHOUSE UNIT 7,251 SQUARE FEET

2nd Level



1st Level

FLOOR PLAN

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