

# ± 40,658 SF

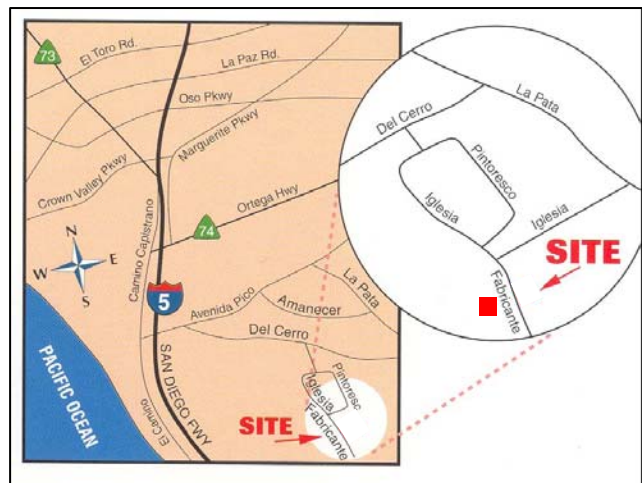
## Freestanding Office / Warehouse Building FOR SALE OR LEASE



211 AVENIDA FABRICANTE • SAN CLEMENTE

### FEATURES:

- ± 20,824 SF of expandable two-story office area
- ± 19,834 SF of assembly / lab area / manufacturing / warehouse area
- 800 AMPS 3-phase power
- ± 26' warehouse clearance
- Ground level loading and interior truck well
- Prominent location with magnificent mountain and golf course views



**ROB JOHNSTON**

(949) 366-2020

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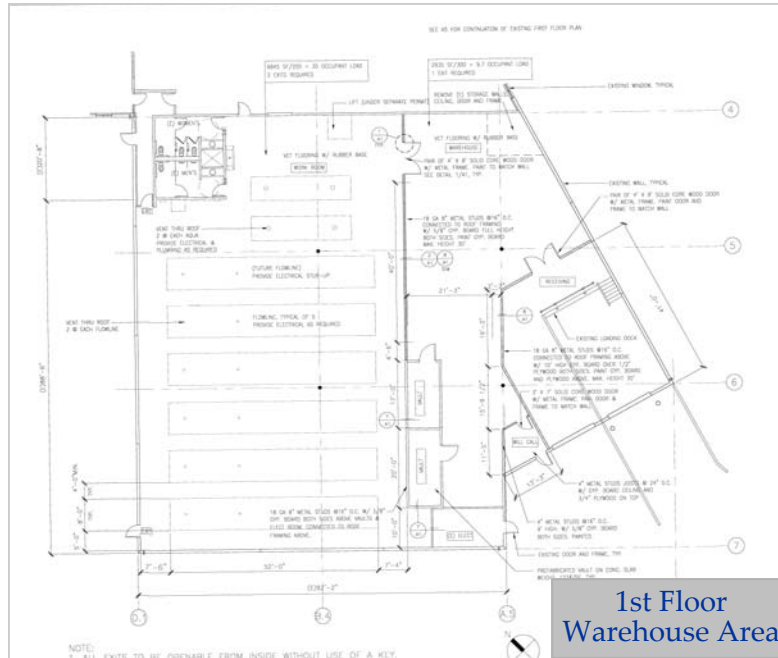
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**JOHNSTON PACIFIC**  
COMMERCIAL REAL ESTATE, INC.

[www.johnston-pacific.com](http://www.johnston-pacific.com)

# San Clemente Business Park

± 40,658 SF Freestanding Office / Warehouse Building



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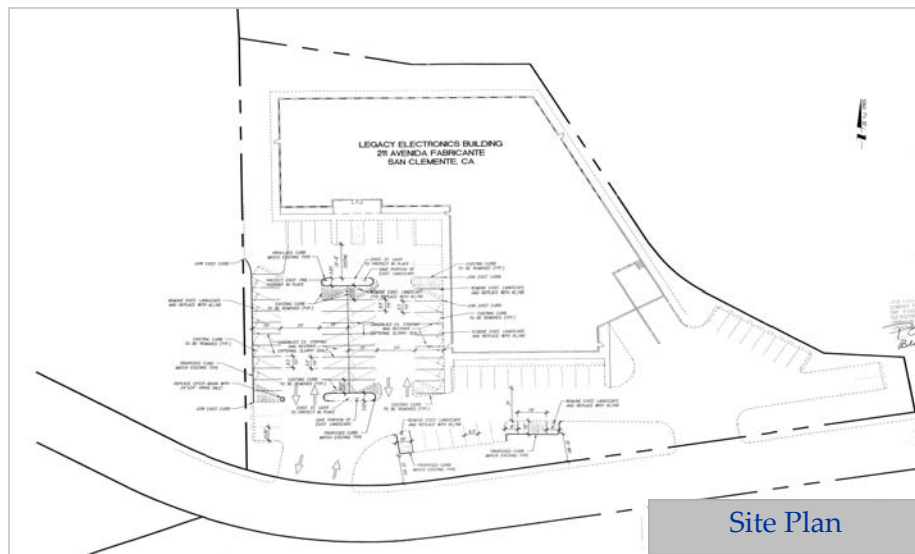
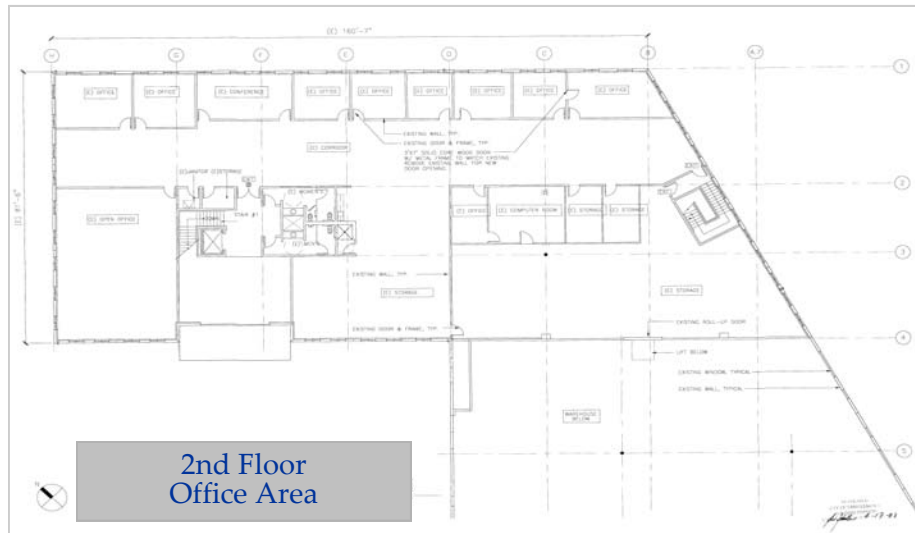
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Side View



Truck well and ground level loading door



Magnificent mountain and golf course views

