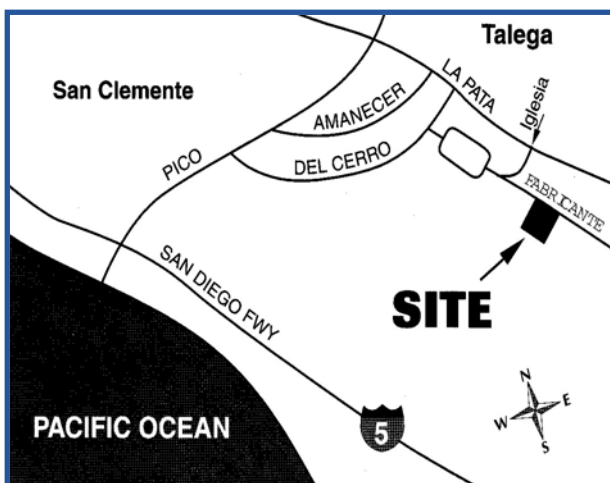


FOR SALE OR LEASE 3,236 Square Foot HIGH IMAGE INDUSTRIAL & FLEX CONDOS

216 Avenida Fabricante - Unit 108 - San Clemente, California



PROPERTY FEATURES

- 3,236 SF total size
- 2,131 SF total office
- 1,021 SF 2nd story office area
- 1,105 SF warehouse area
- 24 ft. warehouse clearance
- 200 AMP power supply
- Two story office/warehouse building
- Sprinklers throughout
- Upgraded restrooms & coffee bars

JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

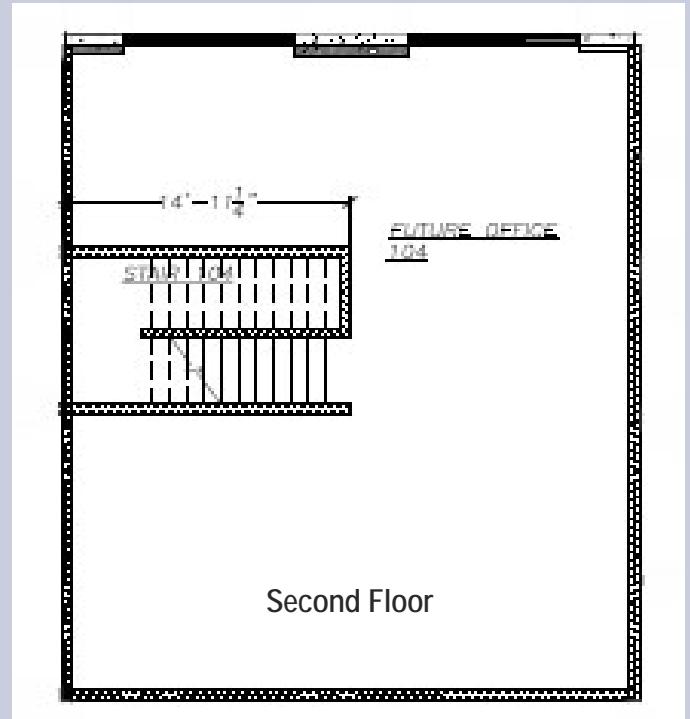
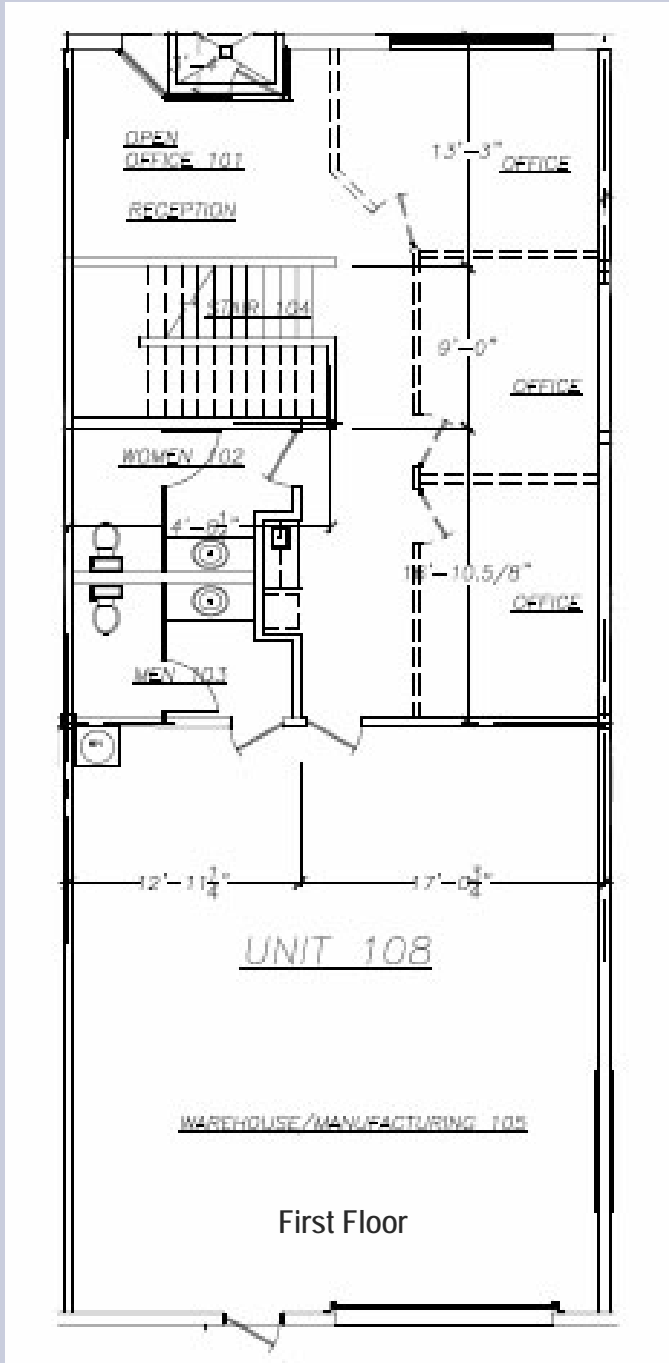
www.johnston-pacific.com 949.366.2020

Rob Johnston
rob@johnston-pacific.com

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it, make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All information is subject to change without notice.
F:\JP Office\Floor Plans & Brochures - JP Listings\216 Fabricante\216 Fabricante #108 Brochure 8-27-09

FOR SALE OR LEASE 3,236 Square Foot HIGH IMAGE INDUSTRIAL & FLEX CONDOS

216 Avenida Fabricante - Unit 108 · San Clemente, California



EXCLUSIVE AGENT:

Rob Johnston
rob@johnston-pacific.com

JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

1305 Calle Avanzado
San Clemente, California 92673
www.johnston-pacific.com

(949) 366-2020