

# For Sale/Lease

High Image Industrial & Flex Condos  
Master Planned Business Park

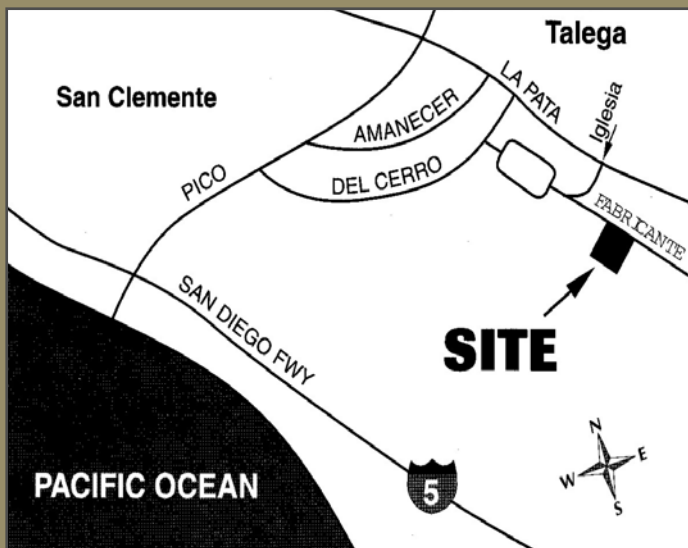
# 2,768 SF



*216 Avenida Fabricante, Unit 203  
San Clemente, California*

## FEATURES:

- 2,768 SF Total Size
- 564 SF Office Space
- 2,204 SF Warehouse Space
- One Story
- South Orange County location
- Upgraded Restrooms & Coffee Bars
- 16 ft. Warehouse Clearance
- 200 Amp Power Supply



For more information, please contact:



949.366.2020

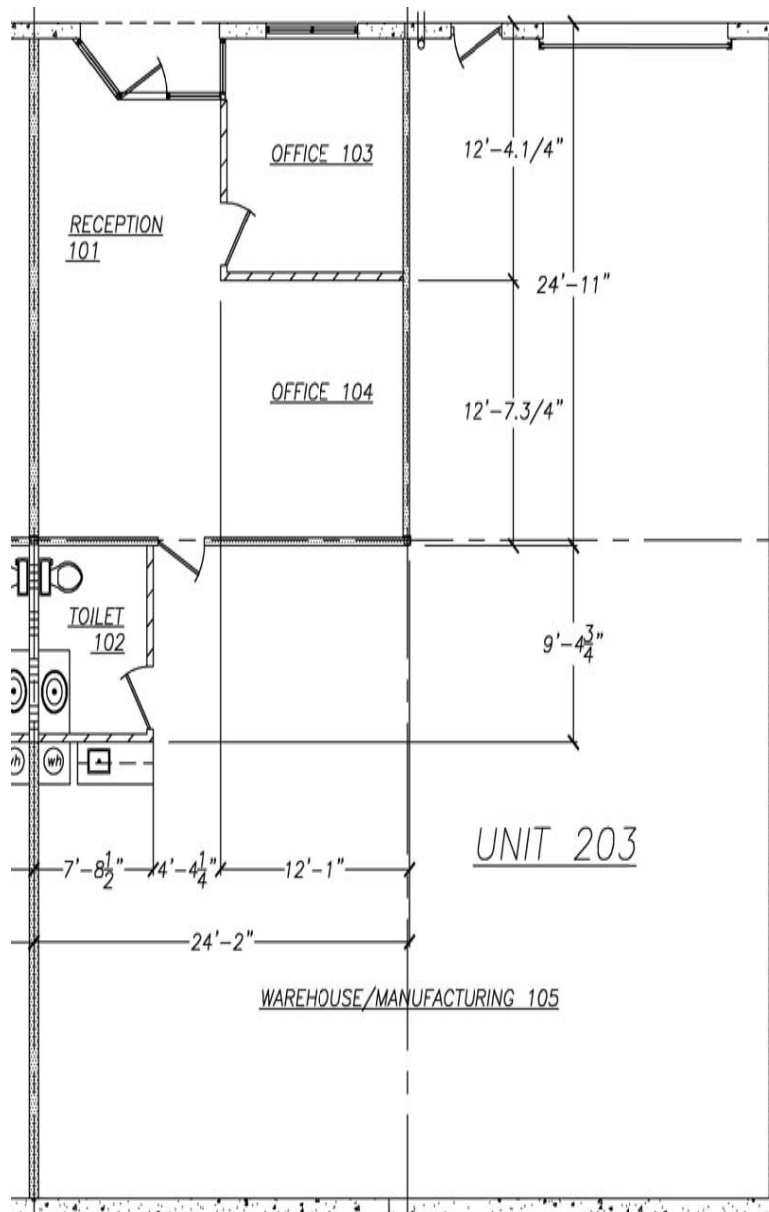
Rob Johnston  
rob@johnston-pacific.com

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

# For Sale/Lease

216 Avenida Fabricante, Unit 203  
San Clemente, California

# 2,768 SF



1305 Calle Avanzado  
San Clemente, California

**Rob Johnston**  
949.366.2020

rob@johnston-pacific.com  
www.johnston-pacific.com