

For Sale/Lease

High Image Industrial & Flex Condos
Master Planned Business Park

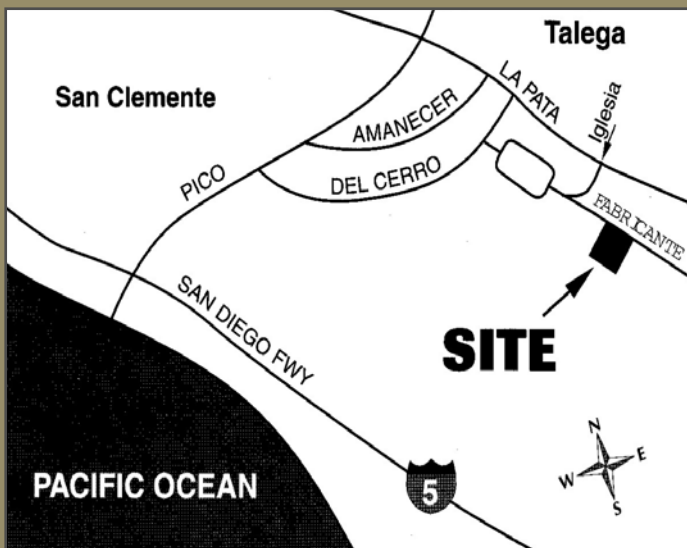
4,545 SF



216 Avenida Fabricante, Unit 107
San Clemente, California

FEATURES:

- 4,545 SF total size
- 2,608 SF total office
- 1,296 SF 2nd story office area
- 1,937 SF warehouse area
- One ground level door
- Turn-key deluxe office improvements
- Strategic South Orange County location
- Upgraded restrooms & coffee bars
- 24 ft. warehouse clearance
- 400 AMP power supply
- For Lease with Option to Purchase



Rob Johnston
(949) 366-2020

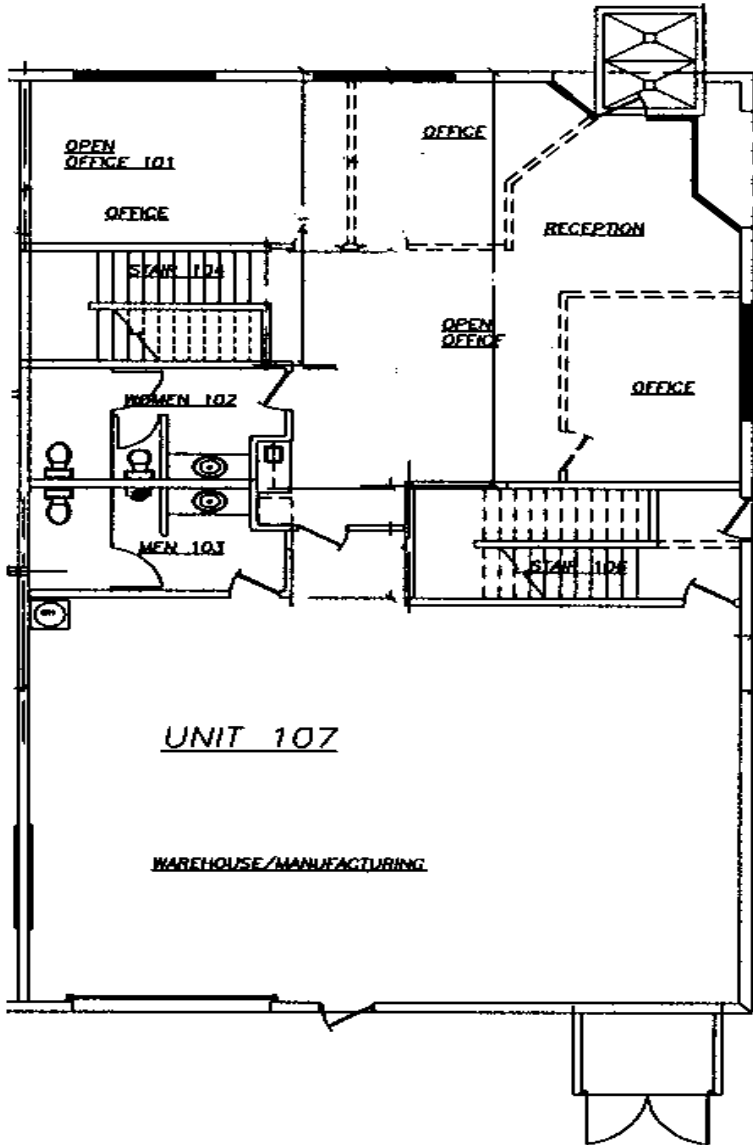
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JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

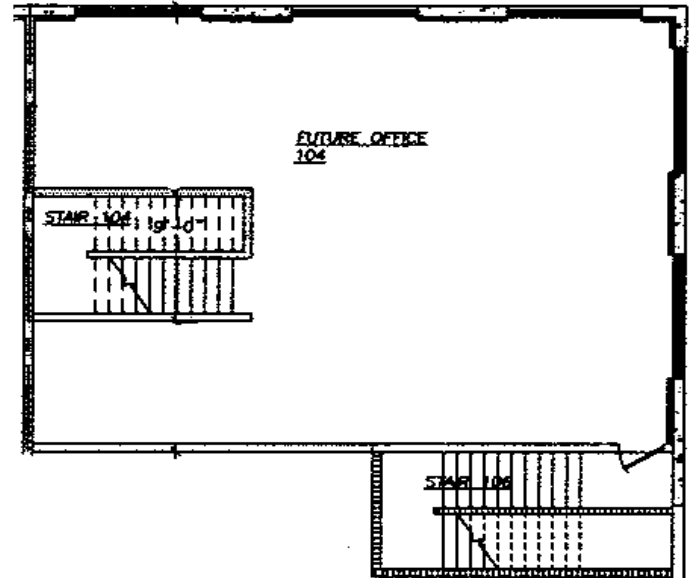
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216 Avenida Fabricante, Unit 107
San Clemente, California

4,545 SF



1st Floor



2nd Floor

FEATURES

- 4,545 SF total size
- 2,608 SF total office
- 1,296 SF 2nd story office area
- 1,903 SF warehouse area
- One ground level door
- Turn-Key Deluxe Office Improvements
- Strategic South Orange County Location
- Upgraded Restrooms & Coffee Bars
- Sprinklers Throughout
- 400 AMPS Power Supply
- For Lease with Option to Purchase

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