

# 4,057– 8,151 SF Office/Warehouse FOR LEASE



232 Avenida Fabricante #103 & #104, San Clemente

## Building Features:

- High-image, 2-story building
- High end office build-out
- Great views
- 3:1 parking ratio
- 25' warehouse clearance
- 2 Industrial, R&D Condos

## Suite #103:

- 4,057 SF Total Size
- 2,040 SF Office
- 2,017 SF Warehouse

## Suite #104:

- 4,094 SF Total Size
- 2,104 SF Office
- 1,990 SF Warehouse

**Available Now!**

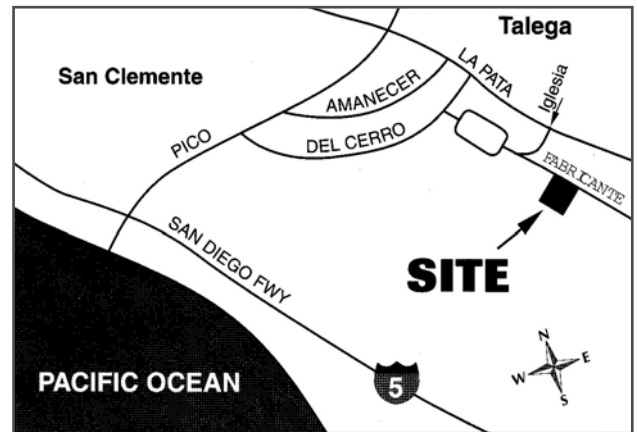
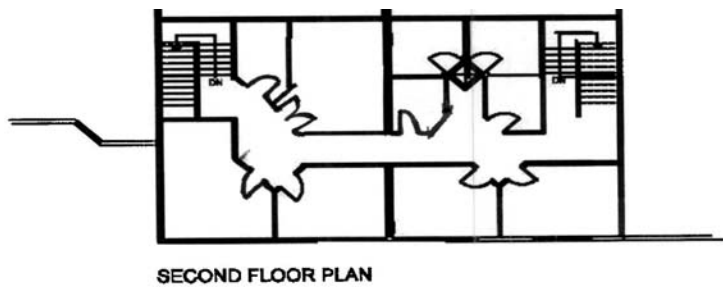
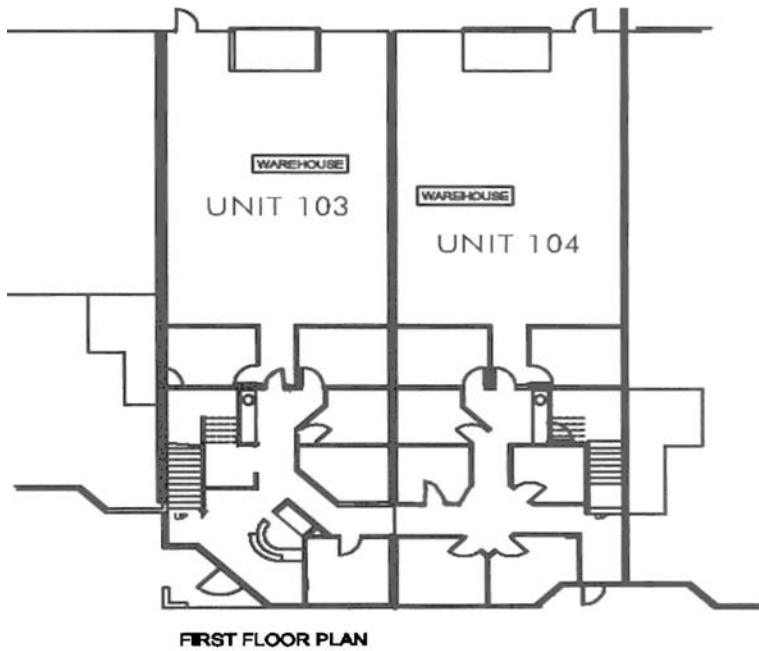
**\$0.95 Gross per SF**

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