

# 7,702 SF Freestanding Building For Sale



- 6,702 SF warehouse area
- 1,000 SF office area
- Fenced yard area
- 400 AMPS power supply
- 2 ground level loading doors
- Operational food commissary or office/warehouse facility

**Only \$135,000  
down payment**

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

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**January 2011  
Commercial Real Estate Update**

**Earning the Right to Represent You Since 1991!**

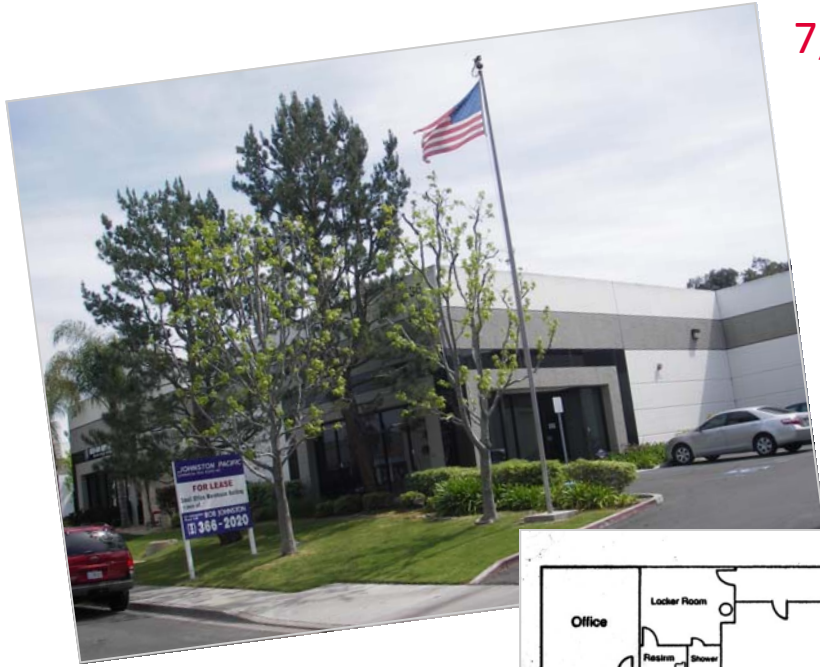
## **For Lease with 88% warehouse**

- 18,050 SF warehouse area
- 2,450 SF office area
- Double truck wells
- 25' Warehouse height
- 1,200 AMPS power supply
- Freestanding building
- **Only \$0.85 Gross per SF**



193 Avenida La Pata, San Clemente

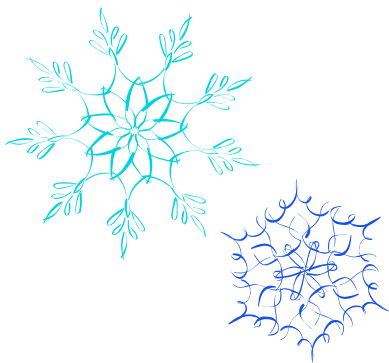
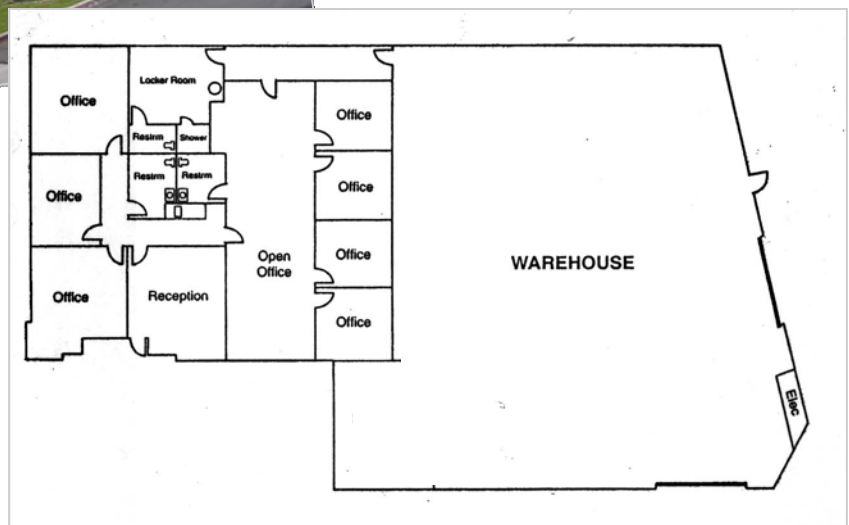
# New Year, New Space!



## 7,069 SF Freestanding Building For Lease!

- 2,800 SF Office space
- 4,269 SF Warehouse space
- 2 Ground level loading doors
- 400 AMPS power supply
- Located in the Rancho San Clemente Business Park

**Only \$0.89 Gross per SF**



## FOR SALE - 2,768 SF

- 564 SF Office space
- 2,204 SF Warehouse space
- 1 Ground level loading door
- Located in the San Clemente Business Park

**Purchase with only  
\$47,000 down with low  
monthly payments!**



216 Avenida Fabricante #203, San Clemente

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

**Call Johnston Pacific to save thousands in occupancy costs.**

Rob Johnston  
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