



**Only freestanding building  
for sale in the business park  
under 9,000 SF!**

**Short Sale!**  
**Reduced \$456,000!**

**Features:**

- 7,144 SF freestanding building
- 5,577 SF upgraded office area
- 17' warehouse clearance
- 1 ground level roll-up door
- 400 AMPS throughout
- 17 exclusive parking stalls

~~Was \$223.95 per SF (\$1,599,000.00)~~  
**Now \$160.00 per SF \* (\$1,143,040.00)**  
*\*Subject to bank approval*

**July 2010 Update**

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

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**July 2010**  
**Commercial Real Estate Update**



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

**Property Features**

**5,459 SF Total Size**  
**3,649 SF Office Space**  
**1,810 SF Warehouse Space**

- High-image 2-story corner unit
- 1st and 2nd floor open office area
- Upgraded restrooms
- Ground level loading
- 25' warehouse clearance
- 13 exclusive parking stalls

**For Lease at \$1.00 per SF Gross**  
**\$5,459.00 per Month**

**FOR LEASE**



**232 Fabricante #100, San Clemente**

# Low rent won't last forever



232 Fabricante #110, San Clemente

## SHORT SALE



Total Size: 4,106 Sq. Ft.  
Office Area: 2,097 Sq. Ft. Warehouse: 2,009 Sq. Ft.

### PROPERTY FEATURES:

- 1,107 SF of 1st floor office space
- 990 SF of 2nd floor office space
- Warehouse with 2 additional built-out offices
- 25' warehouse clearance
- 11 parking stalls
- Built in 2006

Call for Bank Pricing

1021 Calle Sombra #A, San Clemente

## FOR LEASE



Total Size: 8,788 Sq. Ft.  
Office Area: 2,130 Sq. Ft. Warehouse: 6,658 Sq. Ft.

### PROPERTY FEATURES:

- 2-story office space
- 20' warehouse clearance
- 1 ground level roll-up door
- 1 dock high loading door
- 17 exclusive parking stalls

Unbeatable Lease Rate of \$0.85 Gross per SF!  
\$7,469.80 per Month

1003 Calle Sombra, San Clemente

## FOR LEASE



Total Size: 4,014 Sq. Ft.  
Office Area: 1,875 Sq. Ft. Warehouse: 2,139 Sq. Ft.

### PROPERTY FEATURES:

- 2 private offices downstairs
- Open office area upstairs
- Reception area
- Building sign allowed
- 8 parking stalls

For Lease at only \$0.95 Gross per SF  
\$3,813.30 per Month

216 Fabricante #107, San Clemente

## FOR SALE or LEASE



Total Size: 4,545 Sq. Ft.  
Office Area: 2,608 Sq. Ft. Warehouse: 1,937 Sq. Ft.

### PROPERTY FEATURES:

- Two story office area
- Turn-key deluxe office improvements
- Ground level loading
- Upgraded restrooms and coffee bars
- 24' warehouse clearance
- 400 AMP power supply

For Lease with Option to Purchase is Available

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

Call or visit our office in the Talega Business Park.

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