

## A Great Value for Your Rental Dollar

- **4,950 SF Freestanding Building**
- 720 SF Office area
- 4,230 SF Warehouse area
- 16' Warehouse clearance
- 600 AMP power supply
- 2 Ground level loading doors
- Currently USDA approved and operational food commissary
- Call for pricing and to visit



1011 Calle Recodo, San Clemente

September 2010 Update

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

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**September 2010**  
Commercial Real Estate Update



Earning the Right to Represent You Since 1991!

## Priced for Action!



1005 Calle Sombra, San Clemente

- **3,901 SF Office/Warehouse Condo**
- 1,764 SF Office area
- 2,137 SF Warehouse area
- High-image building, built in 2007
- 25' Warehouse height
- 400 AMP power supply
- 1 Oversized ground level roll up door
- Occupied through February 28, 2011

**For Sale at \$663,170.00**  
**(\$170.00 per SF)**

## WHAT OUR CLIENTS ARE SAYING...

“During the past 18 years, Johnston Pacific has maintained a high level of occupancy in my multi-tenant Business Park. I have found their professionalism, integrity, and results unsurpassed in the South Orange County marketplace. I would highly recommend their services to other industrial building owners seeking to lease or sell their income property.

Frank Pozgaj, Pozgaj Properties

### Location...Location...Location



**5,739 SF Freestanding building located in the Talega Business Park**

- 822 SF Office area
- 4,917 SF Warehouse area
- 100% HVAC
- 16' Warehouse height
- 400 AMP power supply

**Available for Lease — \$1.00 Gross per SF per month**



### Exceptional buy...quick possession

**5,459 SF Office/Warehouse Condo in the San Clemente Business Park**

- 3,649 SF Office area
- 1,810 SF Warehouse area
- High image, 2-story corner unit with extended glass line
- 1st and 2nd floor open office area
- Large parking area with easy loading and unloading



**Low maintenance and affordable — with 90% financing at 5.75% !**



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