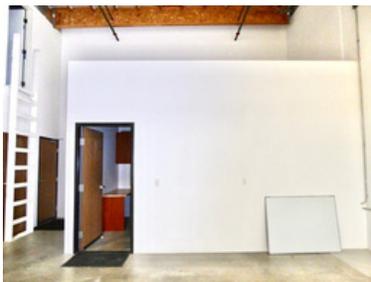


# 4,106 sq ft

## FREESTANDING INDUSTRIAL BUILDING

# FOR LEASE

1307 Calle Avanzado  
San Clemente



## JOHNSTON PACIFIC COMMERCIAL REAL ESTATE, INC.

- **Total Building SF:** 4,106 sf.
- 1,256 sf. Office
- 2,850 sf. Warehouse
- Reception Area
- 3 Private Offices
- 2 Restrooms
- 1 Ground Level Loading Door
- 17' Warehouse Clearance
- 400 Amps (verify)
- 10 Parking Stalls

**OFFERED**  
AT

**\$1.95/ sq. ft. Gross.**



The information obtained above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it, make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All information is subject to change without notice.

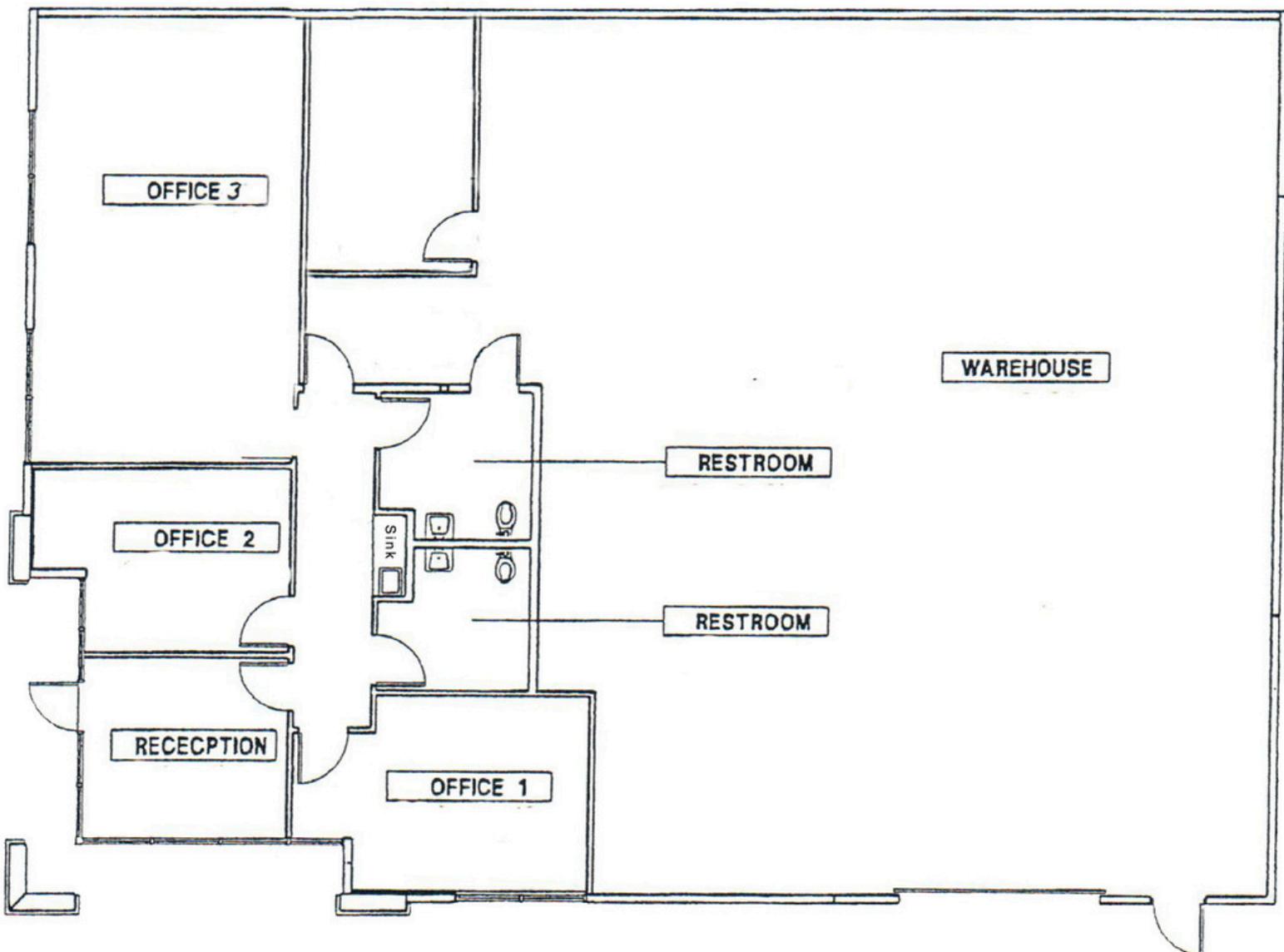
**4,106** SQ FT

**FREESTANDING INDUSTRIAL BUILDING**

**FOR LEASE**

1307 Calle Avanzado  
San Clemente

**APPROXIMATE FLOOR PLAN**



WWW.JOHNSTON-PACIFIC.COM  
**949-366-2020**



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



**ROB JOHNSTON,**  
Lic# 01121630  
Rob@Johnston-Pacific.com

**LOUIS JOHNSTON,**  
Lic# 02054162  
Louis@Johnston-Pacific.com

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