

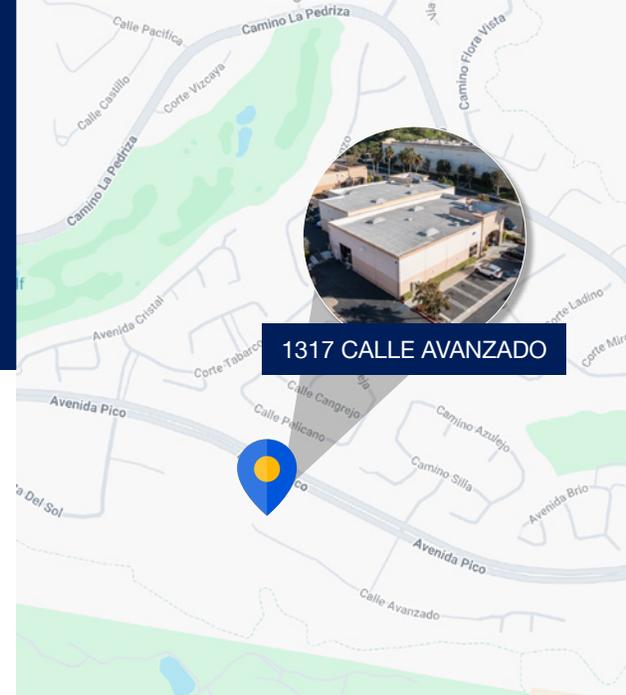


SUBLEASE AVAILABLE

SAN CLEMENTE TECH PARK II

1317 CALLE AVANZADO

SAN CLEMENTE, CA 92673



1317 CALLE AVANZADO

SUBLEASE OVERVIEW

PREMISES: Entire Building

SQUARE FOOTAGE: 5,340 SF

SUBLEASE THROUGH: 10/31/2028

RATE: \$1.60 NNN

OPEX: \$0.39/SF

AVAILABILITY: In 30 days

BUILDING CLASS: Class C Warehouse

YEAR BUILT: 2004

PARKING: 2/1,000

NOTES

- 6 private offices
- 1 conference room
- 2 restrooms
- 1 ground level loading door
- ±18' warehouse clearance
- Racking and furniture can be included

CONTACT



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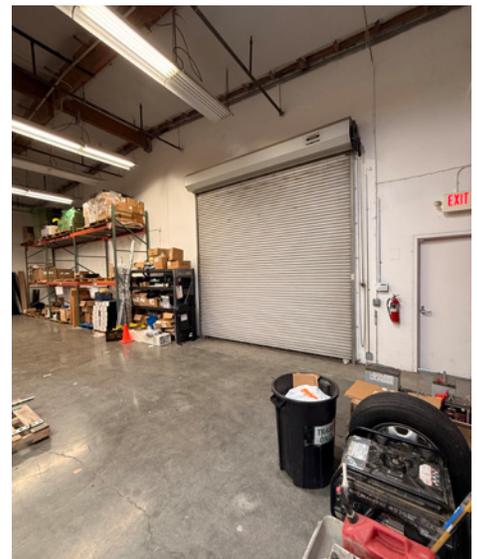
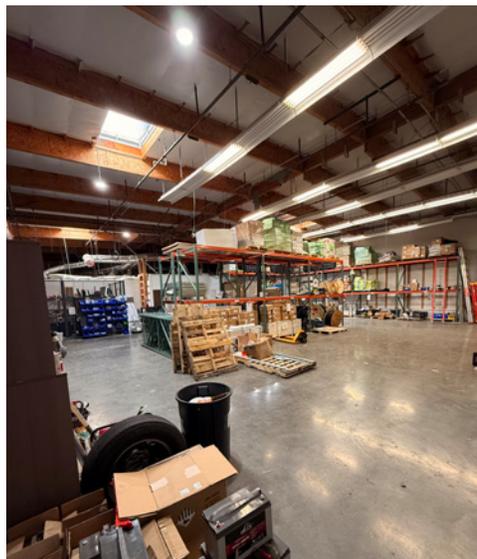
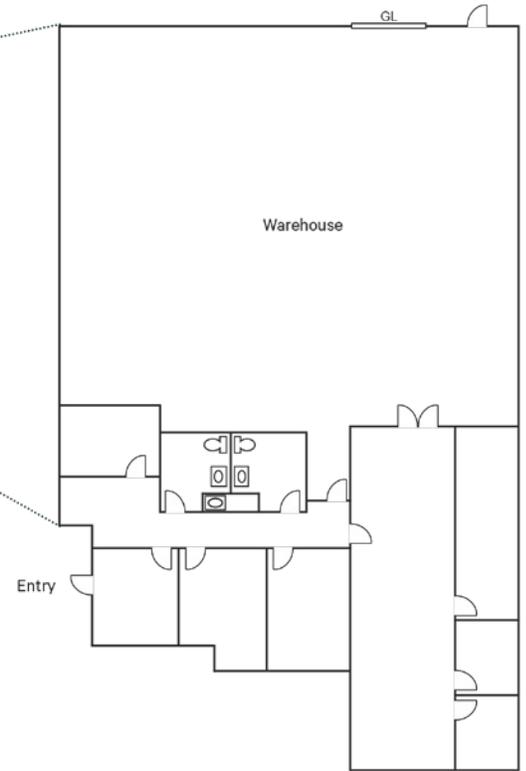
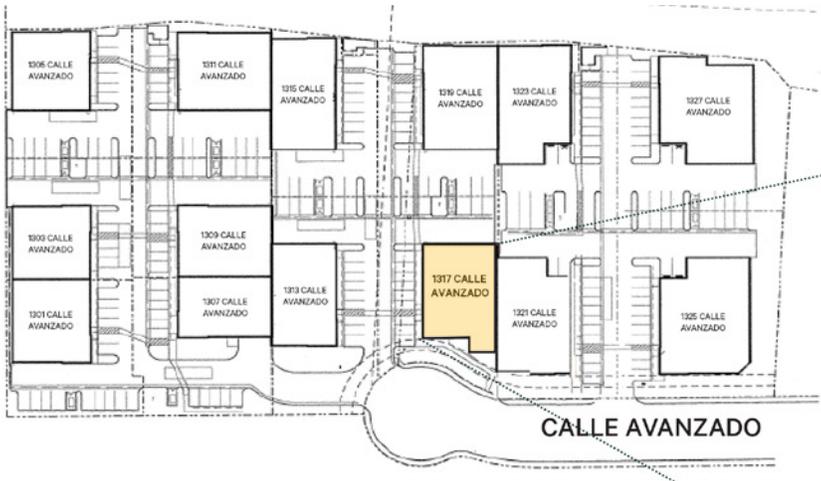


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1317 CALLE AVANZADO SAN CLEMENTE

ENTIRE BUILDING: 5,340 SF



1317 CALLE AVANZADO SAN CLEMENTE

