

FOR SUBLEASE

Premier Industrial + Office Space

120 Calle Iglesia, Unit A · San Clemente, CA 92672



25,519

TOTAL SF

~21,000

WAREHOUSE SF

~4,706

OFFICE / SHOWROOM SF

\$1.65

\$/SF/MONTH + CAM

PROPERTY OVERVIEW

A Rare Coastal Industrial Opportunity in South Orange County

Presenting an exceptional sublease opportunity at 120 Calle Iglesia, Unit A — a beautifully maintained industrial/flex building nestled in the hills of San Clemente with sweeping views of the Pacific Ocean. This versatile property combines a massive, clear-span warehouse with recently renovated, well-appointed office and showroom space.

Ideally suited for distribution, light manufacturing, product-based businesses, or companies seeking premium coastal office facilities with significant warehouse capacity. The location offers unmatched quality of life for employees, with easy freeway access and proximity to the best of South Orange County.



Front Exterior — 120 Calle Iglesia

KEY FEATURES & AMENITIES

~21,000 SF Warehouse

Clear-span floor, polished concrete, high ceilings, industrial lighting.

2 Grade-Level Loading Doors

Two extra-large ground-level doors — ideal for high-volume freight.

~4,706 SF Office & Showroom

Recently renovated with offices, conf. room, lobby & 2nd-floor suite.

Full Kitchen

On-site kitchen — a rare and valued amenity in industrial properties.

Ample Parking

Generous surface parking for employees, visitors, and fleet vehicles.

Ocean Views

Sweeping Pacific Ocean views — extraordinary setting for a business HQ.

INTERIOR GALLERY

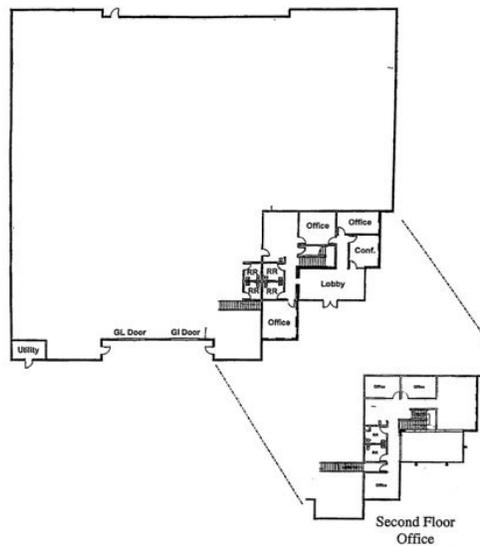


Warehouse Floor — Approx. 21,000 SF



Professional Building Façade with Glass Entrance

FLOOR PLAN



Unit A — 25,519 SF Total | Warehouse + Office + Second Floor Suite

LEASE DETAILS

PROPERTY ADDRESS	120 Calle Iglesia, Unit A, San Clemente, CA 92672
LISTING TYPE	Sublease
TOTAL SPACE	25,519 SF
WAREHOUSE	~21,000 SF (clear-span)
OFFICE / SHOWROOM	~4,706 SF (recently renovated, two floors)
ASKING RENT	\$1.65 / SF / Month (NNN)
CAM CHARGES	\$0.15 / SF / Month
LOADING	2 Extra-Large Ground-Level Loading Doors

Schedule a Tour

Contact us today — serious inquiries only

Evan Jaleh

949-702-4100

ejaleh03@gmail.com