



**HUNTER
DURANT**

BANG
REALTY



DRONE OF SURROUNDINGS

DRONE OF BUILDING

Warehouse

Food / Cold Space • 45,724 Sq Ft.

1330 Calle Avanzado, San Clemente, Orange County, CA

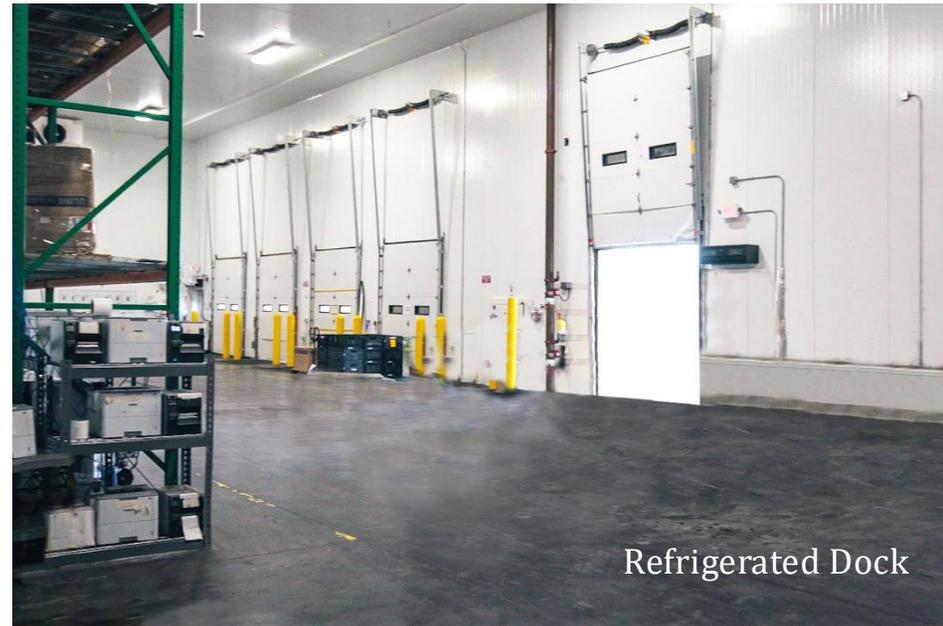
Property Information

- ▶ Square Feet: 45,724
- ▶ Refrigerated: 35,000
- ▶ Freezer: 3,800
- ▶ Loading: 6 Docks
- ▶ Clear Height: 28'
- ▶ Parking: 55 Car, 4 Truck, + Street Parking
- ▶ System Type: Freon System
- ▶ Power: 2000 A 3 Phase 4 Wire
- ▶ Build Out: Custom Built for Ready to Cook Assembly



WALKTHROUGH - 1ST FLOOR

WALKTHROUGH - 2ND FLOOR



Refrigerated Dock



2nd Floor Office



Floor Plan



Call Us

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REAL ESTATE ADVISORY FIRM

www.HunterDurant.com