

FOR SALE

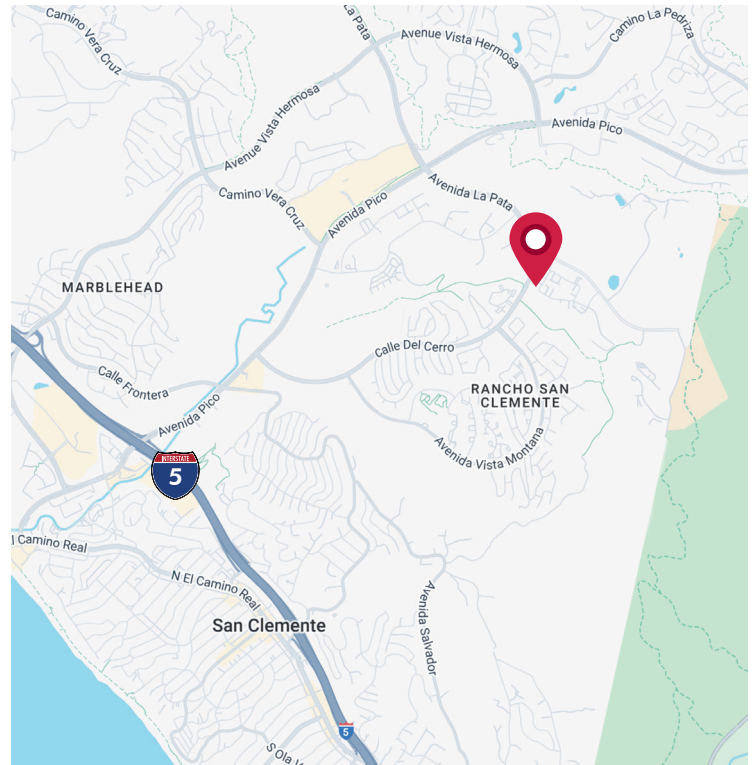
1110 CALLE IGLESIA, SAN CLEMENTE

±8,200 SF FREESTANDING INDUSTRIAL BUILDING



PROPERTY FEATURES

- ±8,200 SF Freestanding Industrial Building
- ±2,000 SF of Office
- 1 GL Door
- 400 Amps - 120/208v 3p4w
- 18' Clear Height
- Sprinklers - 0.58GPM/2,000 Sq.ft
- Private Yard
- 2.68:1,000 Parking Ratio
- Built in 2004
- 28,575 SF Parcel (0.66 AC)
- **Asking: \$4,500,000**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ORANGE COUNTY INDUSTRIAL

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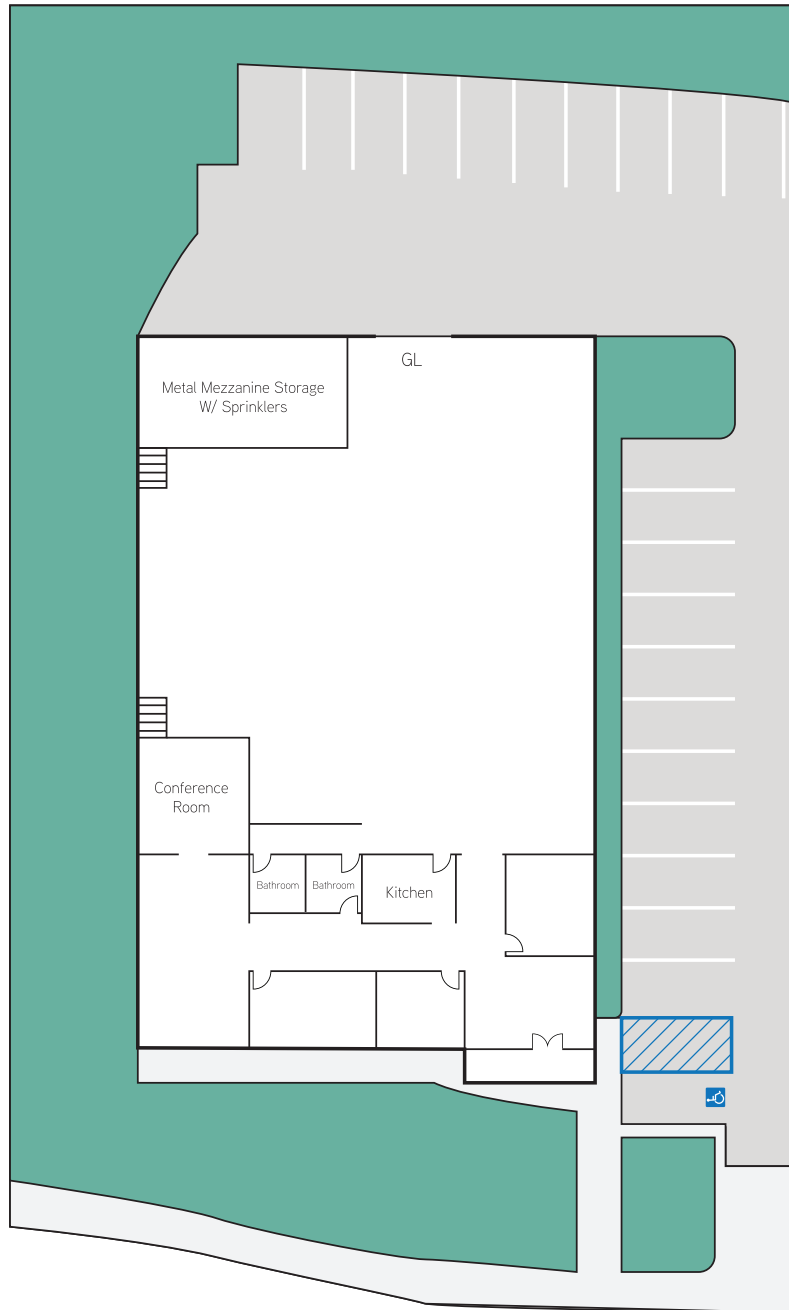


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FLOORPLAN



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