

FOR SALE



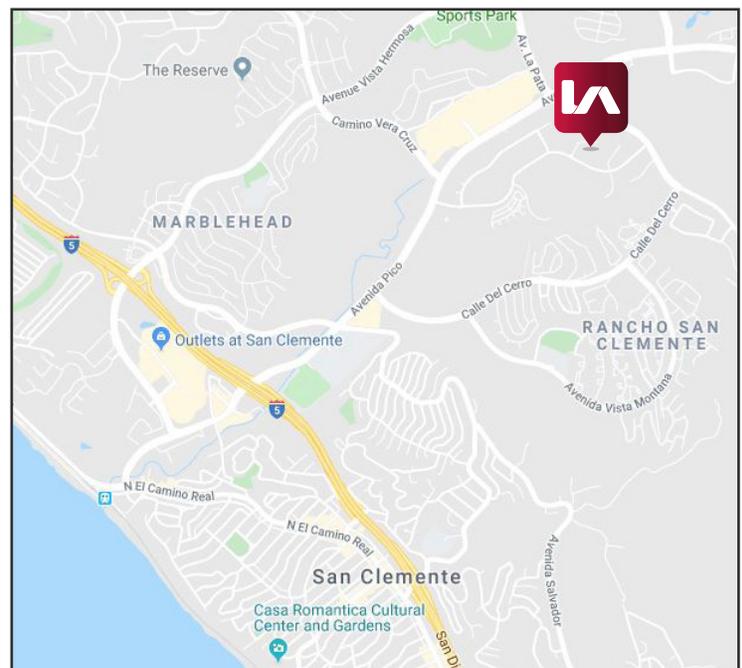
**1050
CALLE AMANECKER
UNIT C
SAN CLEMENTE, CA**

PROPERTY FEATURES

- Unit C: ±4,190 SF industrial condominium
- ±3,339 SF of first floor space
- Mezzanine with office and storage equal to ±851 SF
- 2 private offices, reception area, and coffee bar with 2 restrooms
- 1 ground level automatic roll up door
- Rear warehouse area with ~14-18' clearance
- 200 amps of electricity for the unit
- Four (4) reserved parking stalls to be provided (2 in the front lot and 2 in the rear lot)
- New 20 year roof coating, new exterior paint, new exterior lighting, and new parking lot with ADA compliance
- Association Dues: \$0.25 per SF, per month

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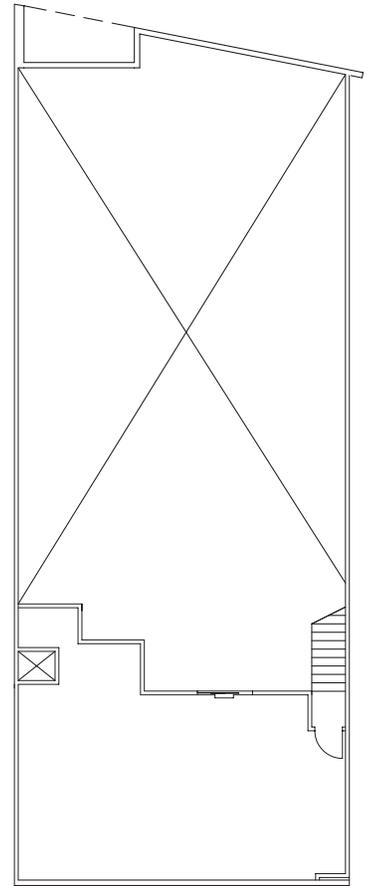
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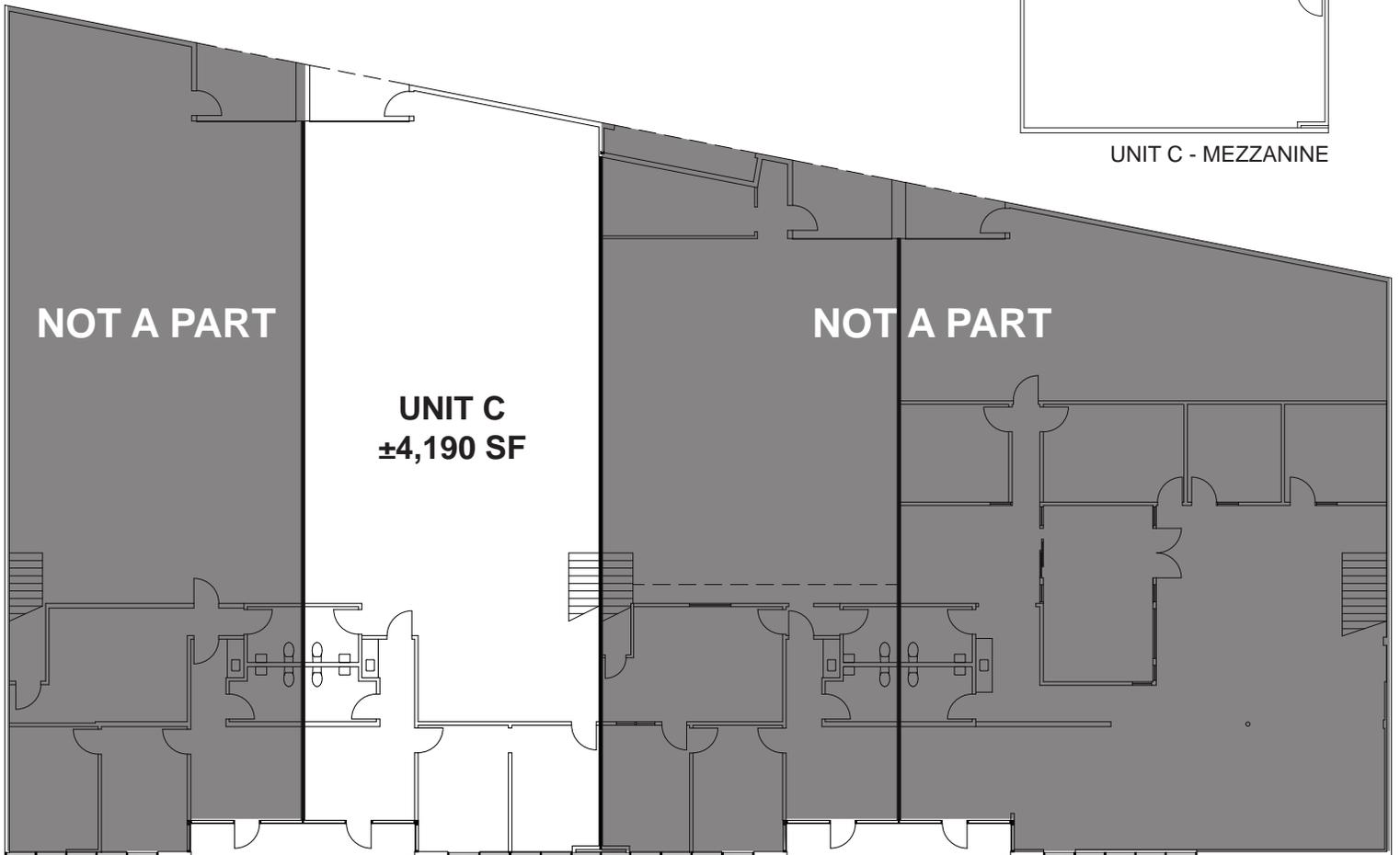
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FLOOR PLAN



UNIT C - MEZZANINE



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AERIAL



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