



# INDUSTRIAL UNIT FOR LEASE

930 Calle Negocio, Unit C  
San Clemente

**5,030 SF OFFICE & WAREHOUSE  
UNIT**

**SPLIT GRADE LAYOUT** separates  
office area from warehouse

**DRIVE AROUND** building access

**12'x14' ROLL UP** door

**UP TO 26'** warehouse height

**400 AMP** power

**OCCUPIED** do not disturb

**VIRTUAL TOUR** & details at  
[WynneCRE.com](http://WynneCRE.com)

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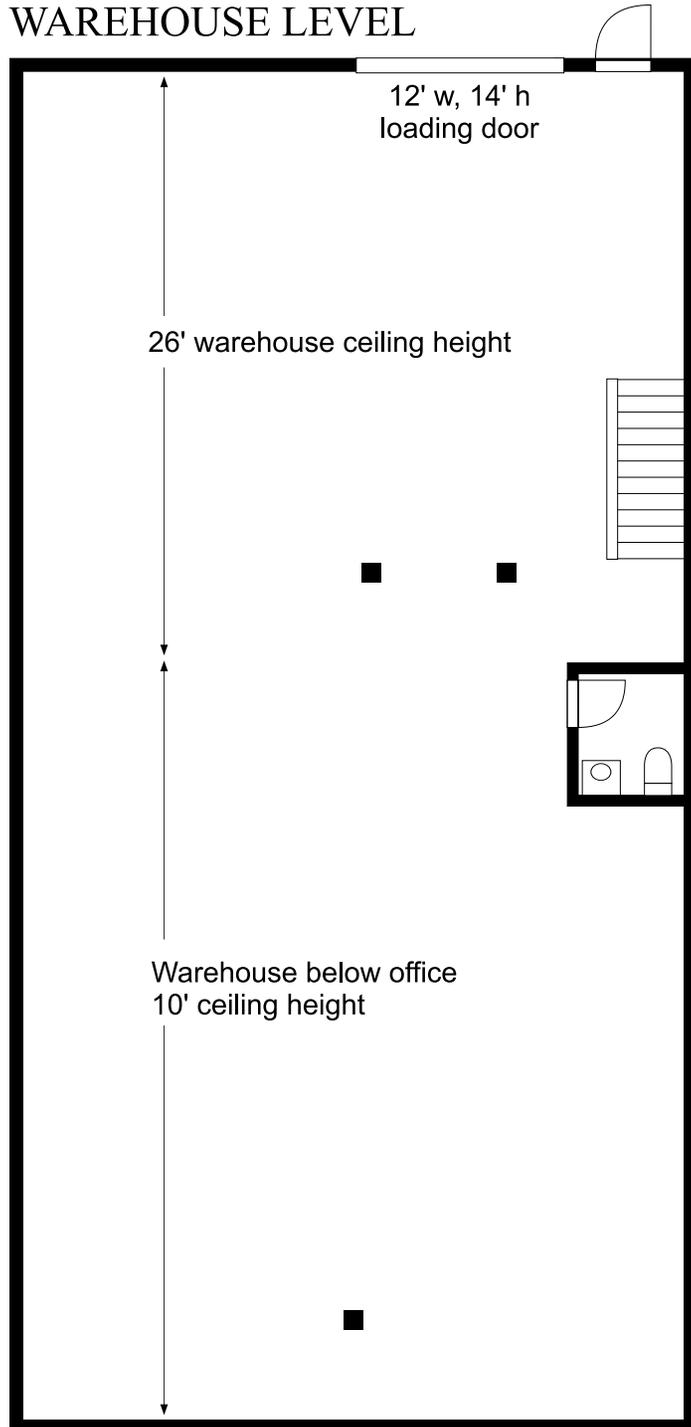








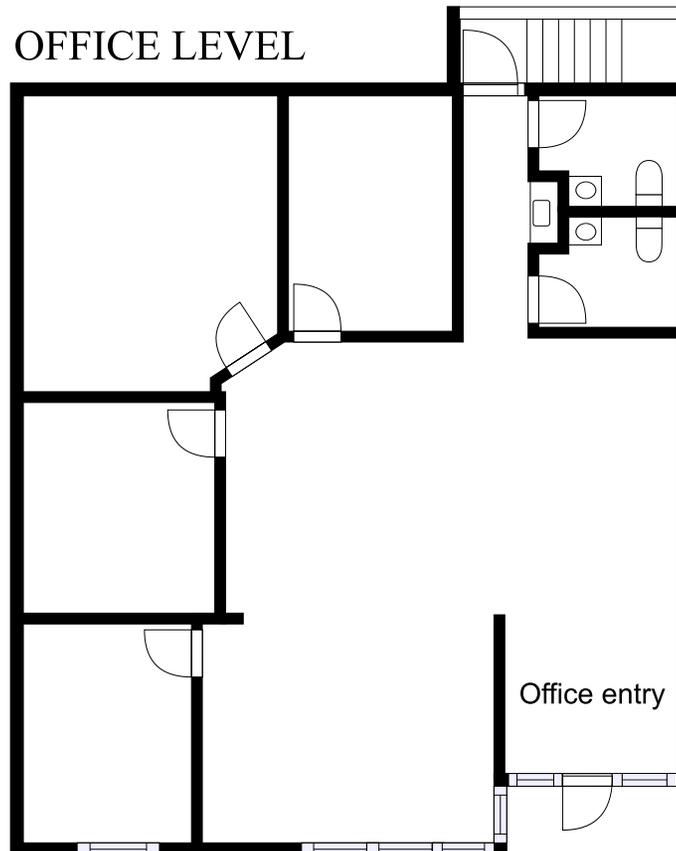
## WAREHOUSE LEVEL



## 930 Calle Negocio, Unit C, San Clemente, CA



## OFFICE LEVEL



Unit C at 930 Calle Negocio features a unique split-grade layout, providing functionality and efficiency for a wide variety of tenants. The warehouse level is accessible from the lower grade, while the office space is accessible at street level from the opposite side of the building. This layout provides separation of uses, yet allows easy access to each department, which is ideal for light manufacturing, research & development, tech assembly, and e-commerce fulfillment.

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