

**2 Dock  
High and 3  
Ground Level  
Loading  
Doors**

**FOR LEASE**

**32,850 SF OFFICE/WAREHOUSE BUILDING**  
1361 CALLE AVANZADO, SAN CLEMENTE



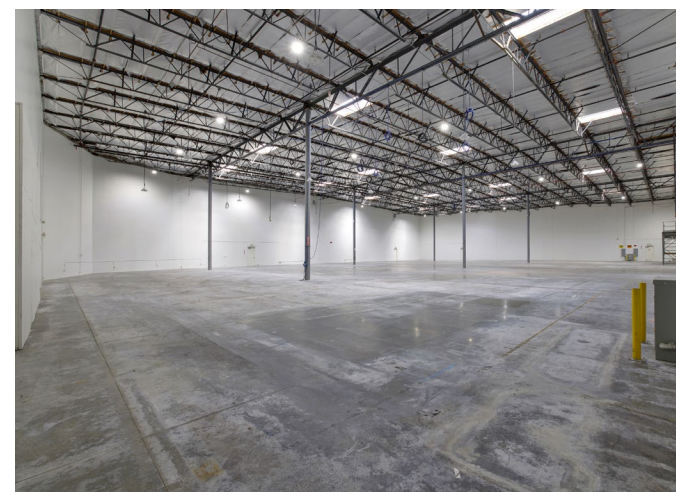
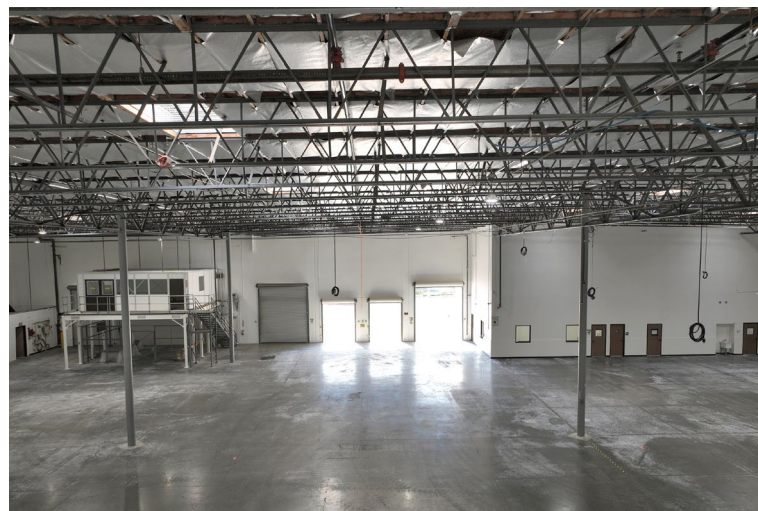


## HIGHLIGHTS

- 32,850 sq ft Freestanding Industrial Building
- 7,330 sq ft Two Story Office Area
- 25,520 sq ft Warehouse Space
- Large Maneuverable Parking Lot With 39 Parking Spaces
- 800 AMP Power
- 26' Warehouse Clearance
- 2 Dock High and 3 Ground Level Loading Doors
- ESFR Fire Sprinkler System
- Large 1.5 Corner Acre Lot, with Easy Access to Major Streets and Freeways
- Situated in the master-planned Talega Business Park with many nearby retail amenities and services









# FLOOR PLAN / SITE PLAN







# JOHNSTON PACIFIC

COMMERCIAL REAL ESTATE, INC.



**JOHNSTON PACIFIC COMMERCIAL REAL ESTATE, INC.**  
(949) 366-2020 | [www.johnston-pacific.com](http://www.johnston-pacific.com)  
1305 Calle Avanzado, San Clemente, CA 92673  
26240 Enterprise Court Lake Forest, CA 92630

## ROB JOHNSTON

*President*

(949) 366-2020

[rob@johnston-pacific.com](mailto:rob@johnston-pacific.com)

Lic# 01121630

## LOUIS JOHNSTON

*Vice President*

(949) 366-2020

[louis@johnston-pacific.com](mailto:louis@johnston-pacific.com)

Lic# 02054162

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