



## 2,598 SF INDUSTRIAL BUILDING & ADJACENT LOT FOR SALE

2607-2609 S El Camino Real  
San Clemente

**2,598 SF** freestanding  
industrial building

**PROPOSED EXCLUSIVE  
PARKING LOT** to replace  
residential building at 2609

**2 PARCELS** total 7,874 sf

**MIXED USE ZONING** allows  
neighborhood-serving  
commercial or residential uses

**ROLL-UP LOADING DOOR**  
2nd loading door was  
converted to back door &  
windows

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

**OCCUPIED** please contact  
Jim to tour

**JIM WYNNE**  
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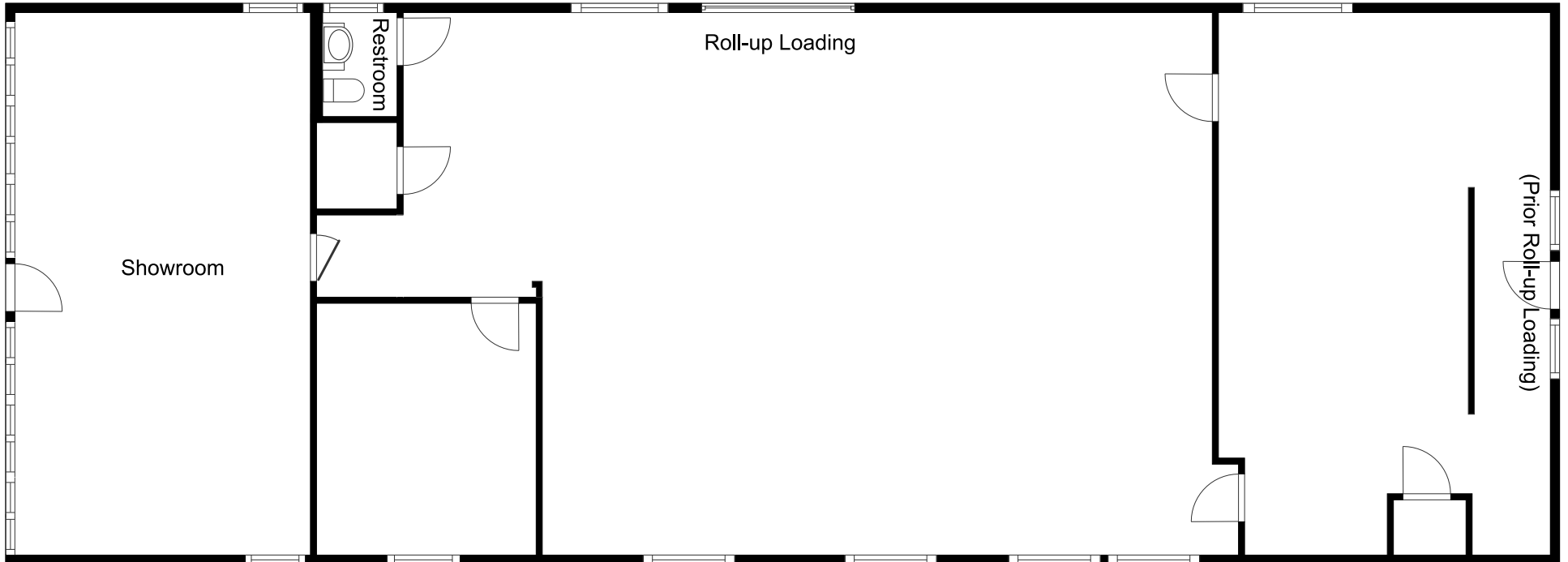
**PROPOSED  
EXCLUSIVE  
PARKING LOT**



PROPOSED  
EXCLUSIVE PARKING LOT  
TO REPLACE  
EXISTING RESIDENTIAL







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Approximate floor plan shown. The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. A prospective buyer should conduct an independent investigation and verification of all matters deemed to be material. Consult your attorney, accountant, or other professional advisor.