

GARYWARD  
PROPERTIES  
TEAM

TRESTLES  
SC PROPERTY MANAGEMENT CA  
33.3867°N, -117.5748°W

# WAREHOUSE SPACE

207 Calle De Los Molinos  
San Clemente, CA

Casey Wootan | 949-690-1592 | [caseyjwootan42@gmail.com](mailto:caseyjwootan42@gmail.com)  
[www.GaryWardProperties.com](http://www.GaryWardProperties.com) | DRE #01964434



Gary Ward | 949-355-4426 | [GaryWardProperties@gmail.com](mailto:GaryWardProperties@gmail.com)  
[www.GaryWardProperties.com](http://www.GaryWardProperties.com) | DRE #01788028

# Property Highlights

**\$8,750/MO | TERM: NEGOTIABLE** | TOTAL BUILDING AREA: 3,500 SQFT | LOT SIZE AREA: 12,197 SQFT

**Size** - 3,500 SF of versatile warehouse space

**Access** - Roll-up doors at the front and rear for seamless loading and operations

**Power Supply** - Over 400 amps available, perfect for high-demand operations

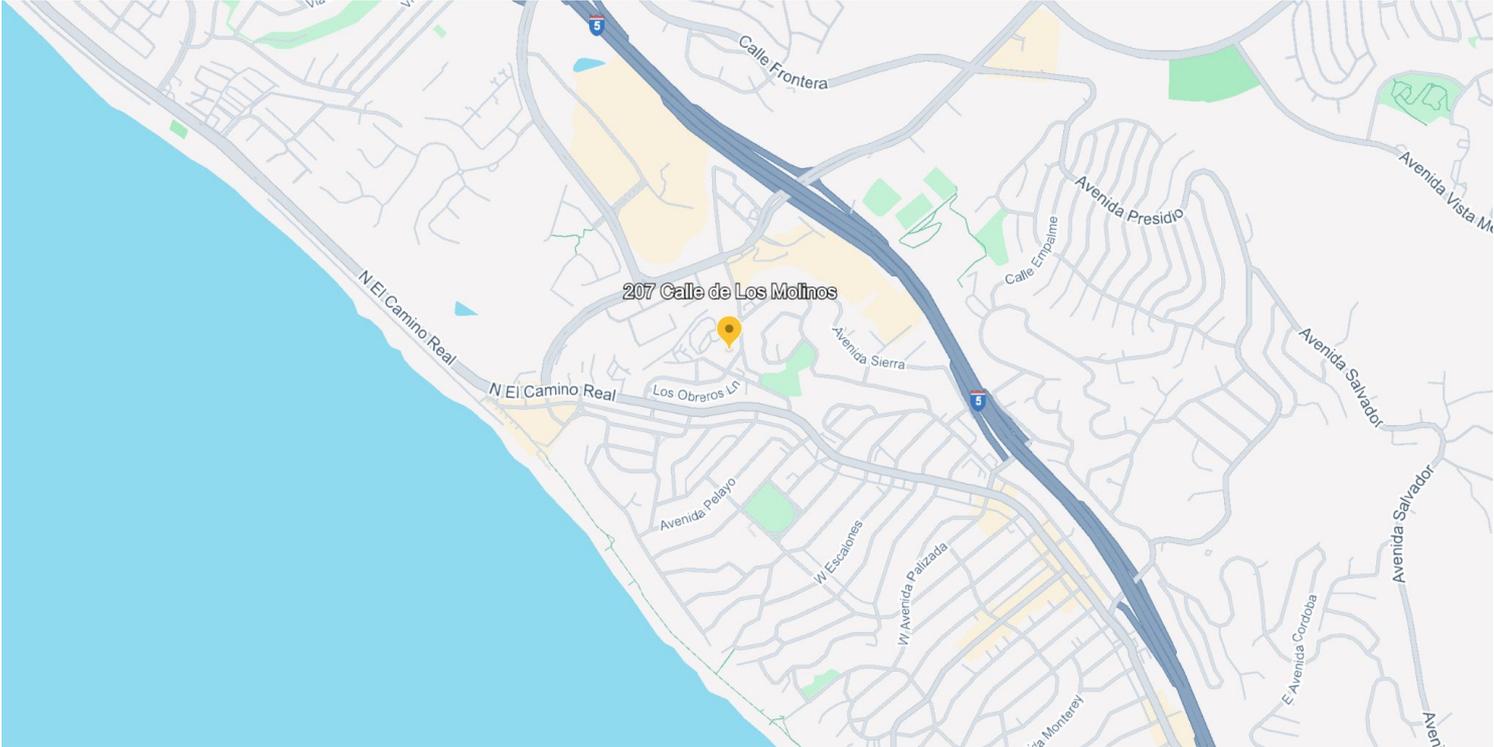
**Location** - Situated in the bustling Los Molinos District - a hub for business and industry in San Clemente

# Executive Summary

This expansive 3,500 sq. ft. warehouse offers an ideal location for your business in the vibrant Los Molinos Business District of San Clemente. With close proximity to the 5 Freeway, North Beach Train Station, and the scenic San Clemente Beach Trail, this property ensures excellent connectivity and convenience for both commercial and recreational purposes. The space features high-clearance ceilings, providing ample storage or production capacity, and offers roll-up door access at both the front and rear for easy loading, unloading, and efficient traffic flow. Dual driveways further enhance the accessibility, allowing for seamless deliveries and entry points from both ends of the property.

Located next to iconic local businesses such as Los Molinos Brewery, Lost Surfboards, and the popular Shaper's Alley iconic businesses, this area is known for its creative energy and strong community of entrepreneurs. Whether you're looking for a base of operations, storage, or a flexible space to grow your business, this warehouse provides the perfect combination of location, functionality, and opportunity in one of San Clemente's most sought-after commercial districts.

# Location



Gary Ward Properties x Trestles Property Management



Gary Ward Properties x Trestles Property Management



