



# **FREESTANDING INDUSTRIAL BUILDING FOR SALE**

1000 Calle Amanecer  
San Clemente

**17,602 SF FREESTANDING**  
industrial building

**37,281 SF CORNER LOT**

**EXCLUSIVE PARKING LOT**  
with 44 spaces

**POTENTIAL** for **FENCED YARD**

**3 LOADING DOORS**

**26' WAREHOUSE HEIGHT**

**800 AMP** electrical panel

**2 STORY OFFICE** with beautiful  
windows & views

**RANCHO SAN CLEMENTE**  
Business Park

**OCCUPIED** do not disturb tenant

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

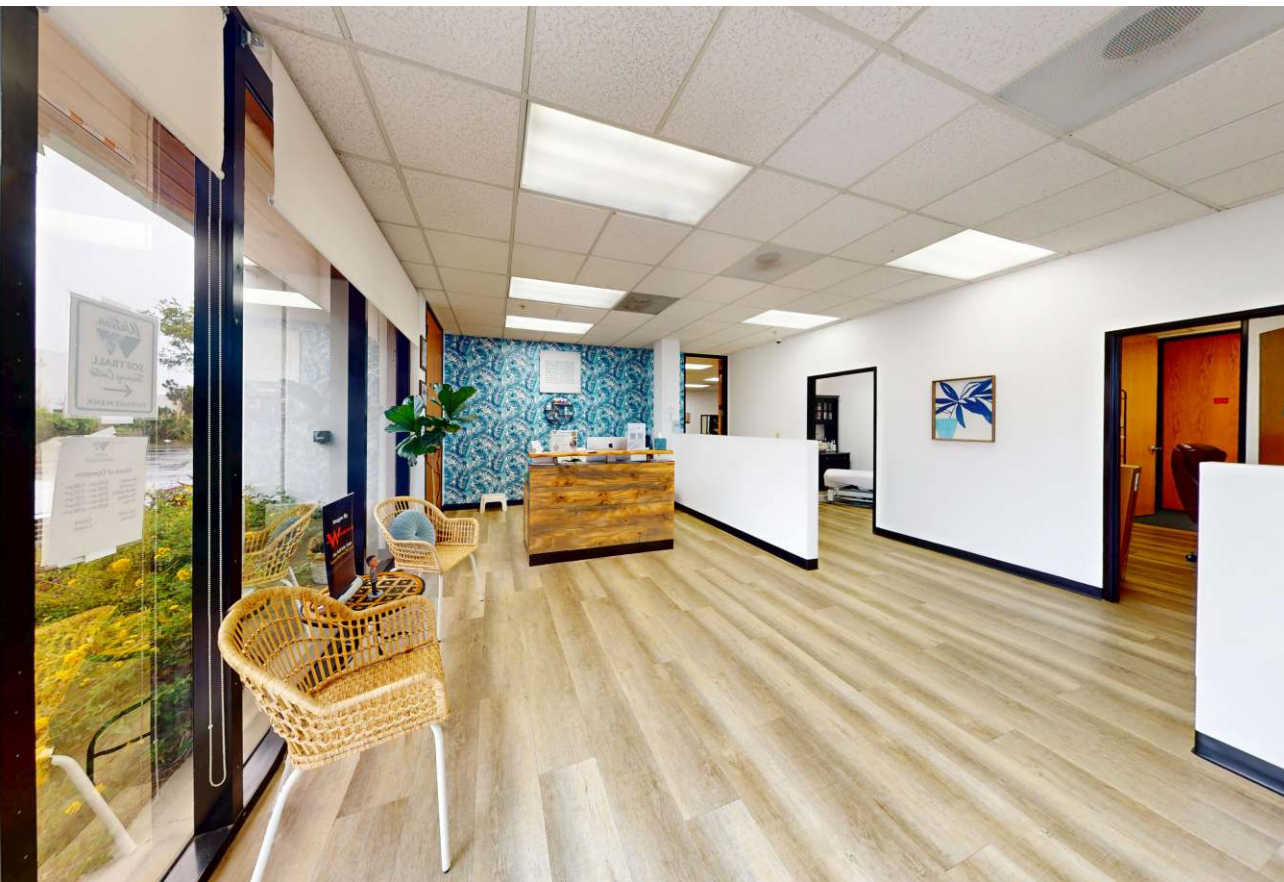
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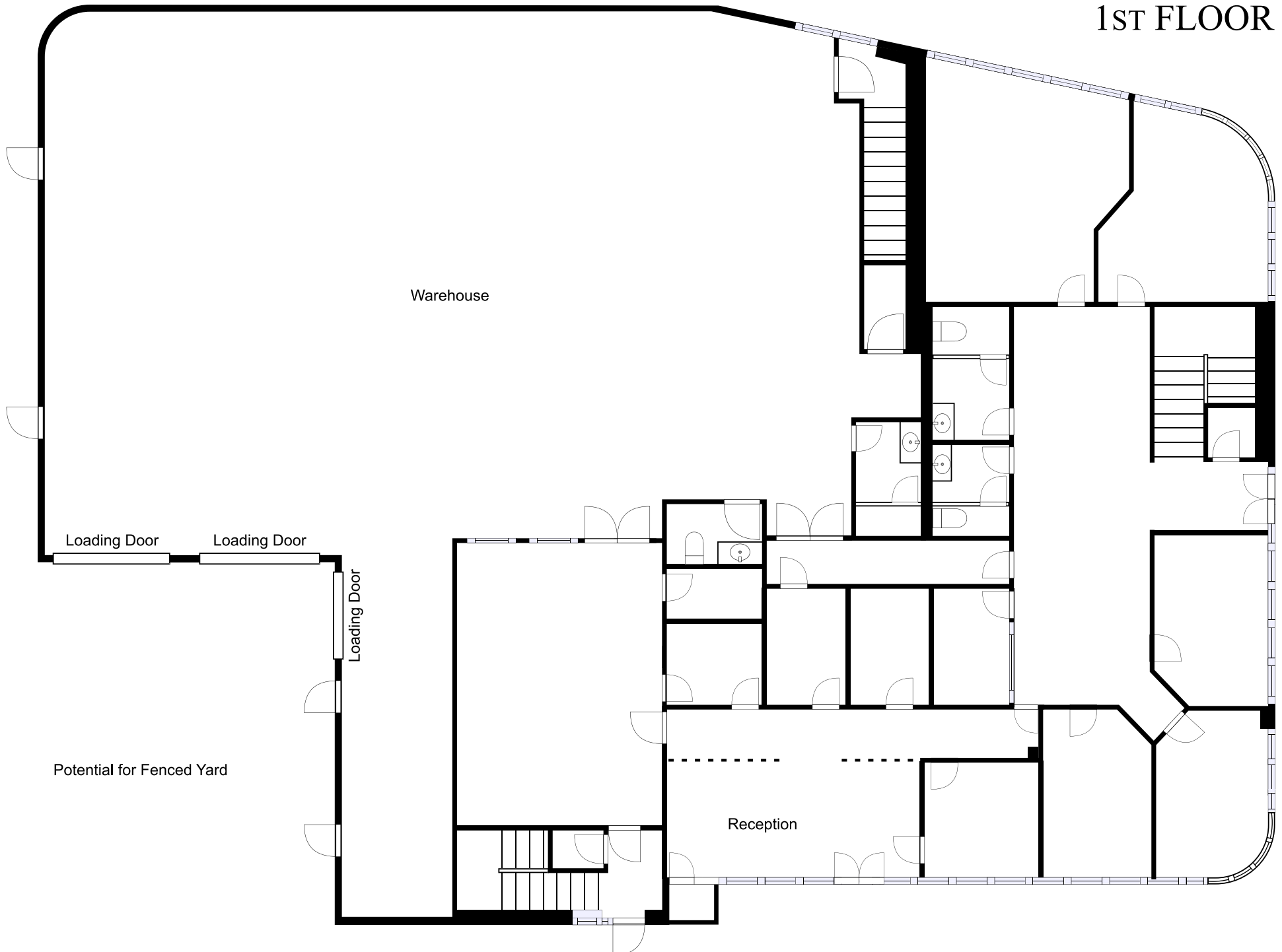




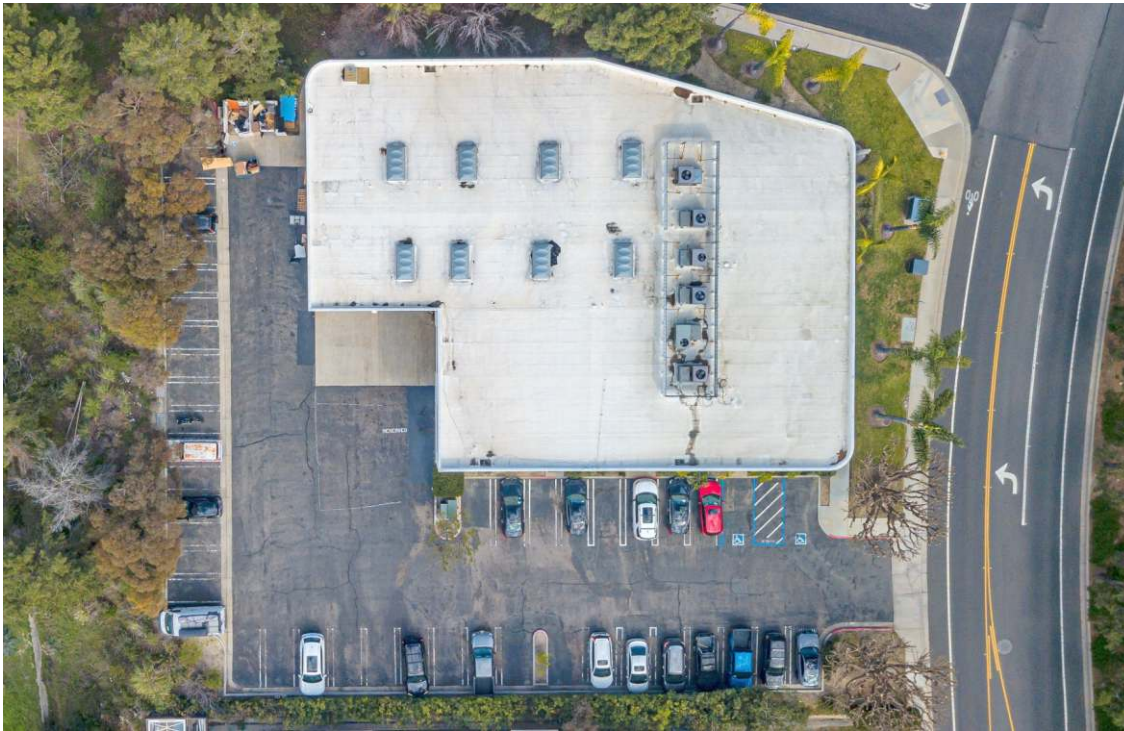




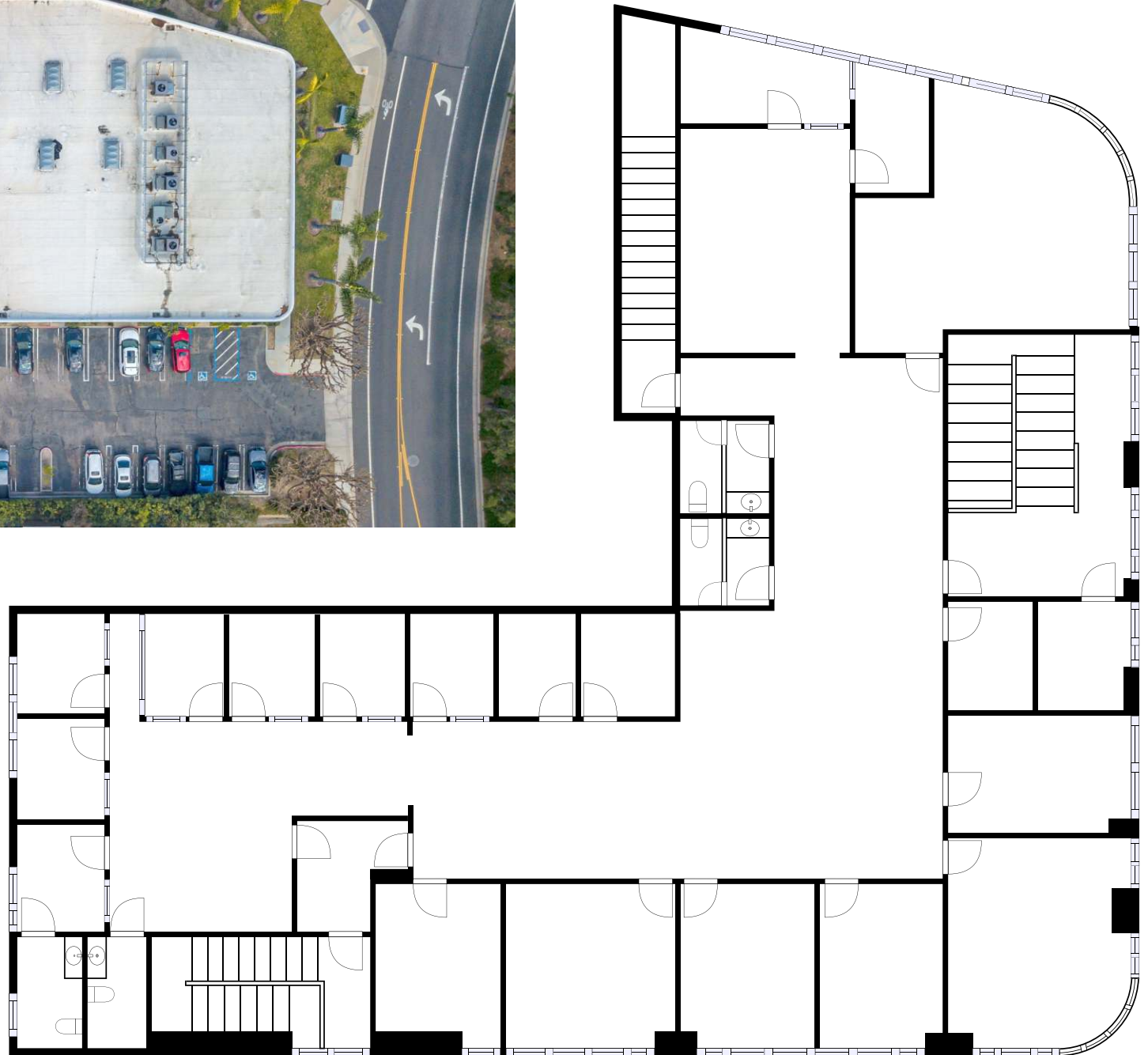
# 1ST FLOOR



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.



## 2ND FLOOR



DETAILS AT [WYNNECRE.COM](http://WYNNECRE.COM)

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