1001 Calle Negocio

SAN CLEMENTE, CA 92673

FOR SALE

±18,910 SF
INDUSTRIAL BUILDING

The Offering

Lee & Associates - Orange is pleased to present the opportunity to purchase 1001 Calle Negocio, San Clemente, a ±18,910 Industrial Building for Sale. This highly functional industrial building in the heart of San Clemente's industrial corridor offers a highly functional warehouse, office space and gated lot within close proximity to I-5 FWY. The building and property is well suited for single-tenant or multi-tenant configuration.

Property Highlights

PROPERTY TYPE:	High Image / Corner Location	**GROUND LEVEL DOORS:**	3
BUILDING SIZE:	±18,910 SF	**WAREHOUSE CLEARANCE:**	±21'
OFFICE SPACE:	TBD	**EXCELLENT TRUCK ACCESS:**	Yes
POWER:	800 Amps	**CLOSE PROXIMITY TO FWY:**	5 FWY
GATED LOT:	Yes	**APN:**	688-143-06
PARKING:	1:23/1000 | 24 Surface Spaces		

All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Exclusively Listed By:

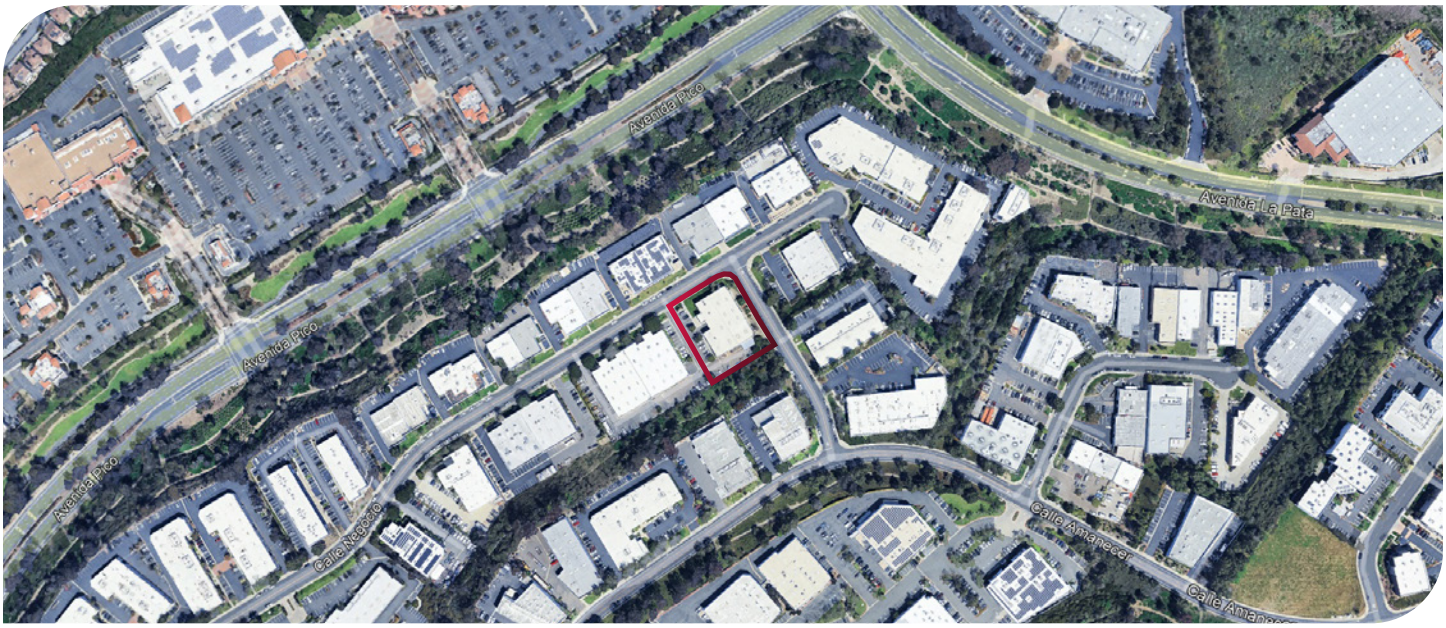
Jon Fabiano
Associate | Lee & Associates
D: 714.564.7167
jfabiano@lee-associates.com
DRE# 01250488

1001 Calle Negocio

SAN CLEMENTE, CA 92673

FOR SALE

±18,910 SF
INDUSTRIAL BUILDING



All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Exclusively Listed By:

Jon Fabiano
Associate | Lee & Associates
D: 714.564.7167
jfabiano@lee-associates.com
DRE# 01250488

1001 Calle Negocio

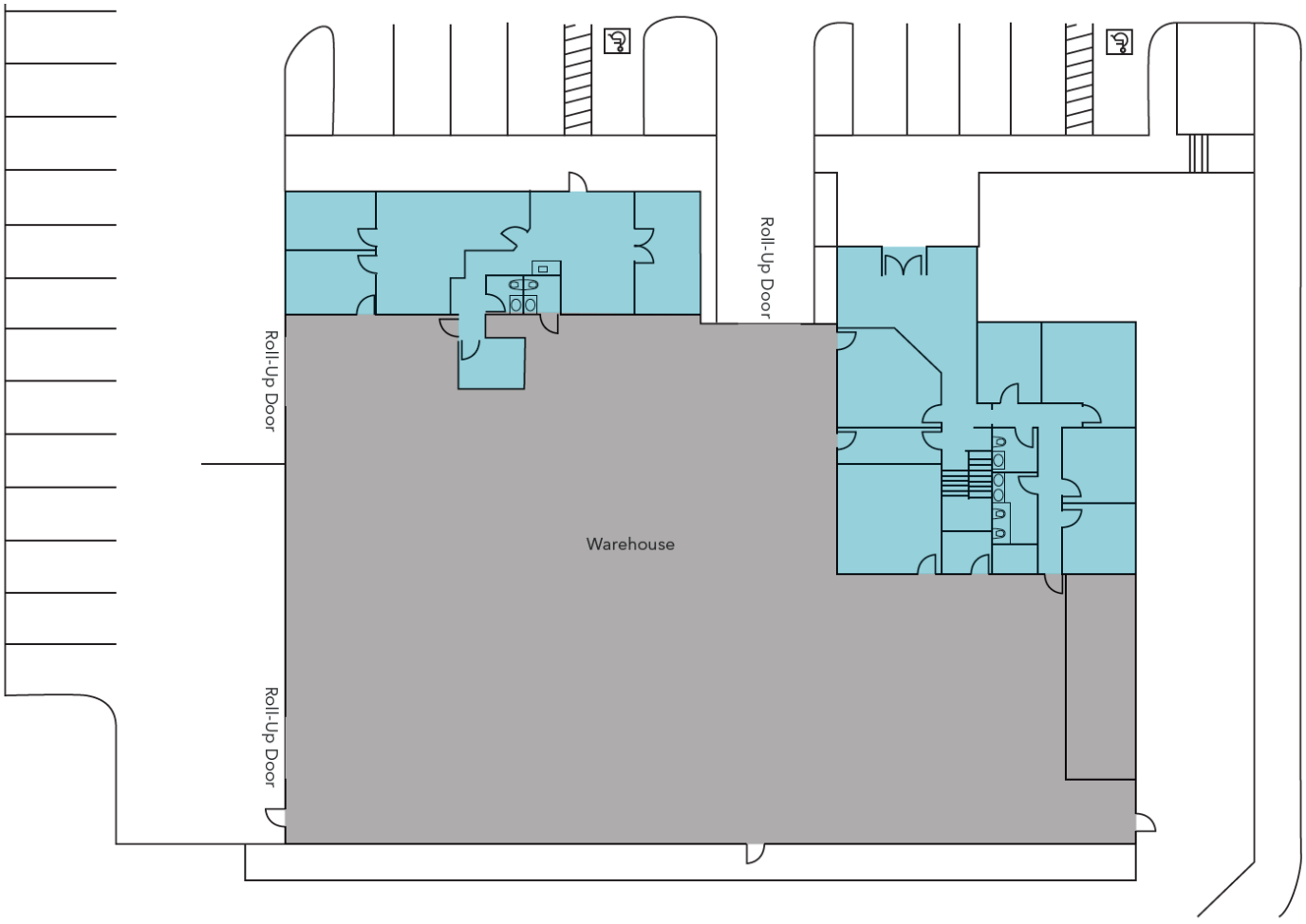
SAN CLEMENTE, CA 92673

FOR SALE

±18,910 SF
INDUSTRIAL BUILDING

Floor Plan

First Floor



Not to Scale

All information contained herein has been provided by Seller/Lessor and/or third parties, but has not been independently verified by Lee & Associates or its agent(s). Buyer/Lessee and interested parties should independently verify all information communicated by these sources.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Exclusively Listed By:

Jon Fabiano
Associate | Lee & Associates
D: 714.564.7167
jfabiano@lee-associates.com
DRE# 01250488