

FOR SALE

193 AVENIDA LA PATA, SAN CLEMENTE, CA

*High-Image
Corporate
Headquarters*

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193 AVENIDA LA PATA, SAN CLEMENTE, CA 92673

Located in the hills of San Clemente, 193 Avenida La Pata offers exceptional owner-user potential and a highly functional corporate headquarters setting.

This free-standing, Class A Industrial/Flex building, located in the hills of San Clemente, consists of $\pm 23,802$ SF of high-image industrial space situated on a 1.14-acre parcel. With its highly functional creative office layout, the building lends itself perfectly to a corporate headquarters. The property features ± 25 -foot clear heights, two dock-high loading doors, one grade-level door, and is located within the Light Industrial and Rancho San Clemente Specific Plan Business Commercial zoning (RSCSP BC).

$\pm 23,802$ SF

BUILDING SIZE

± 1.14 AC

LOT SIZE



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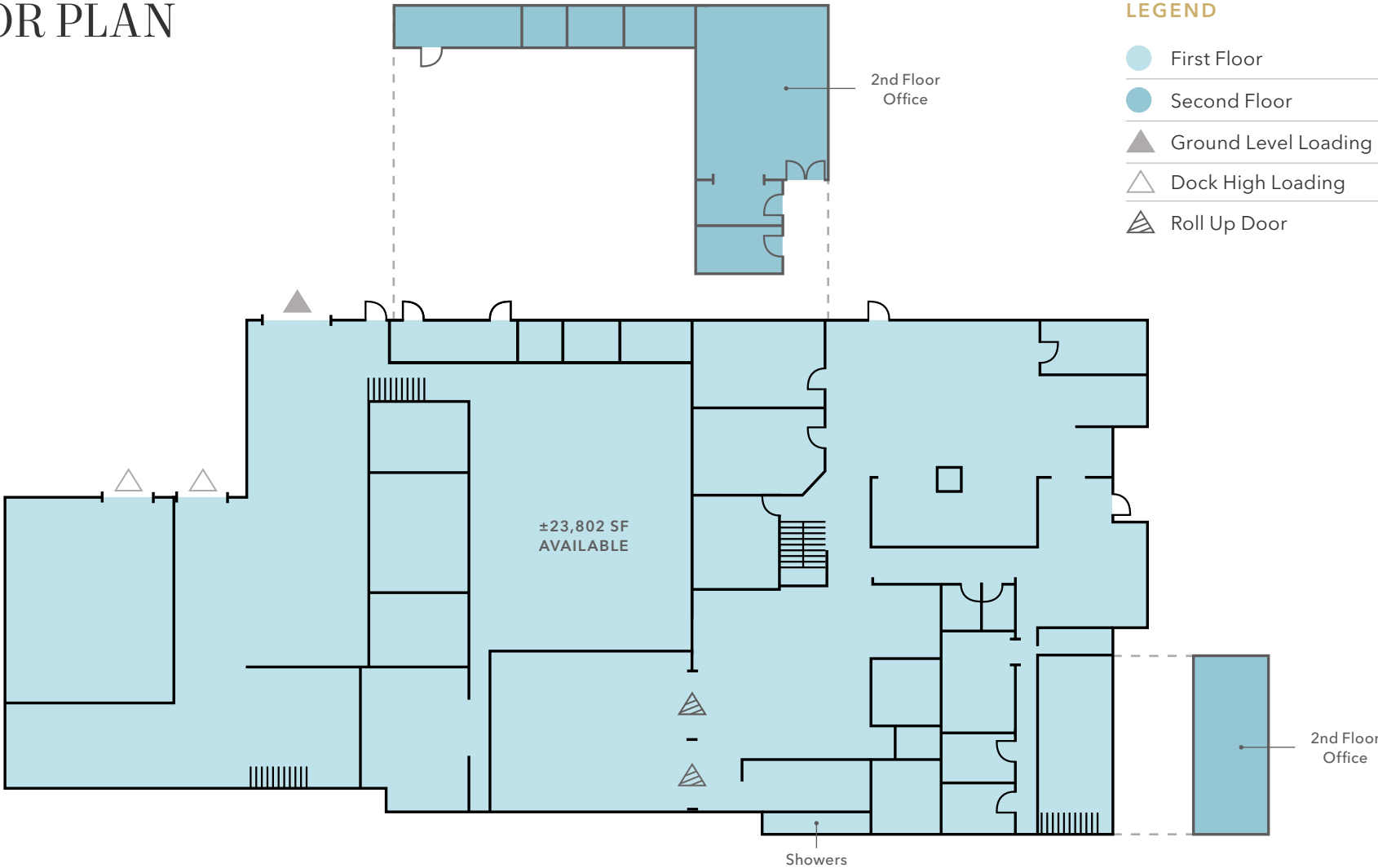


PROPERTY OVERVIEW

BUILDING SIZE	±23,802 SF
OFFICE AREA	TBD
LAND AREA	±49,658 SF (±1.14 AC)
YEAR BUILT / RENOVATED	2001 / 2014
CLEAR HEIGHT	±25'
LOADING	1 GL, 2 DH
POWER	1,200 Amps, 208/120V 3-Phase (Verify)
PARKING	29 Stalls
FIRE PROTECTION SPRINKLERS	.33 GPM/3,000 SF
ZONING	Light industrial & RSCSP BC
APN	688-163-20



FLOOR PLAN



$\pm 23,802$ SF
BUILDING SIZE

TBD
ASKING PRICE

MARCH 1, 2027
AVAILABLE

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*For more information on
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