

990
CALLE AMANECER

FOR LEASE
18,000 SF INDUSTRIAL BUILDING
SAN CLEMENTE, CA 92673

ZCA
ZÜRICH CORPORATE ADVISORS

Colliers
INTERNATIONAL





FOR LEASE 18,000 SF INDUSTRIAL BUILDING SAN CLEMENTE, CA 92673

BUILDING FEATURES

- » Approximately 5,000 SF two-story office area
- » Approximately 13,000 SF warehouse
- » 6 ground-level loading truck doors
- » 800 amp power - 277/480V 3 Phase
- » 16' - 18' clearance
- » 39 parking spaces
- » Second floor outdoor patio area
- » Air and Gas lines distributed to warehouse
- » Fully sprinklered
- » **LEASE RATE: \$1.10/SF**



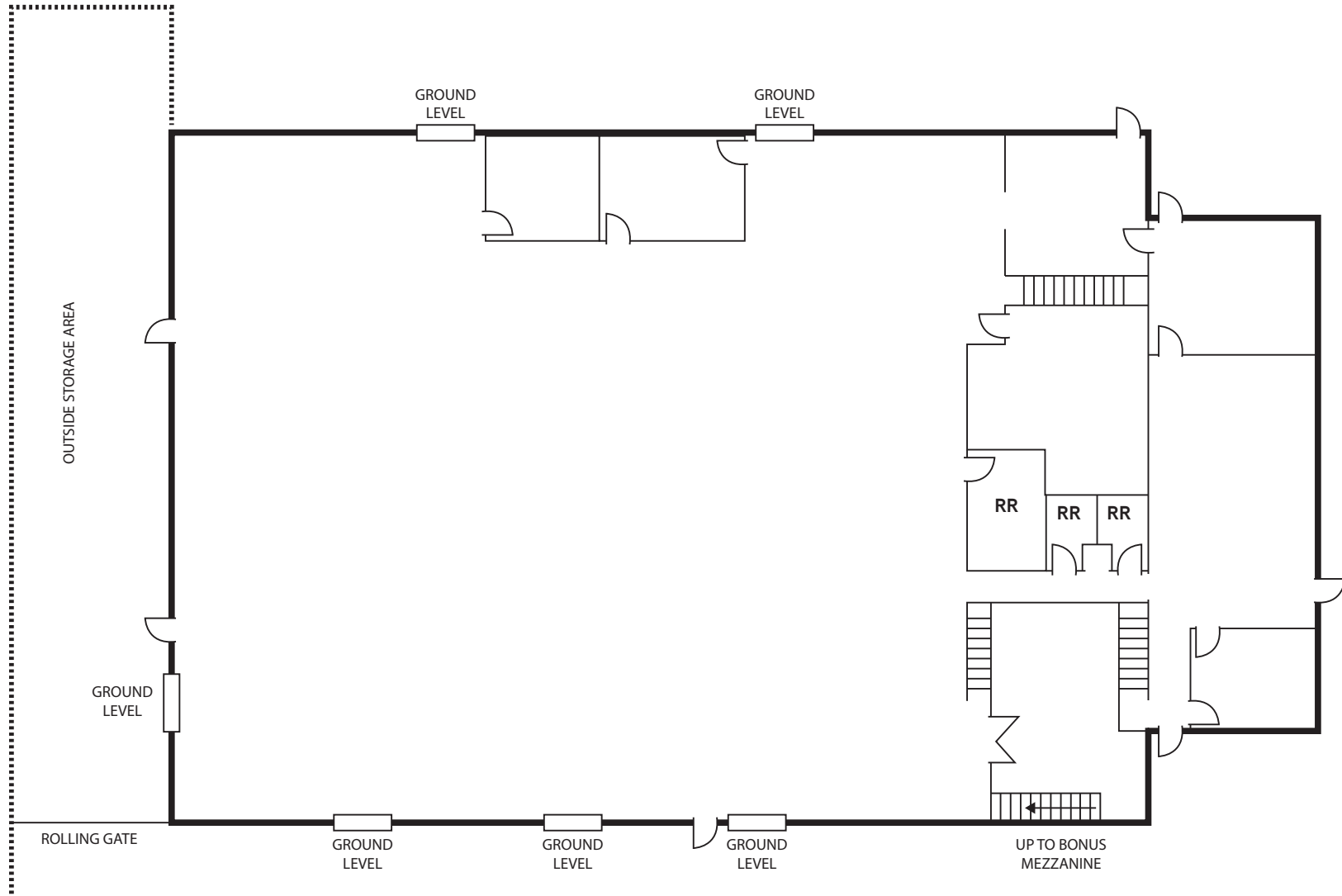
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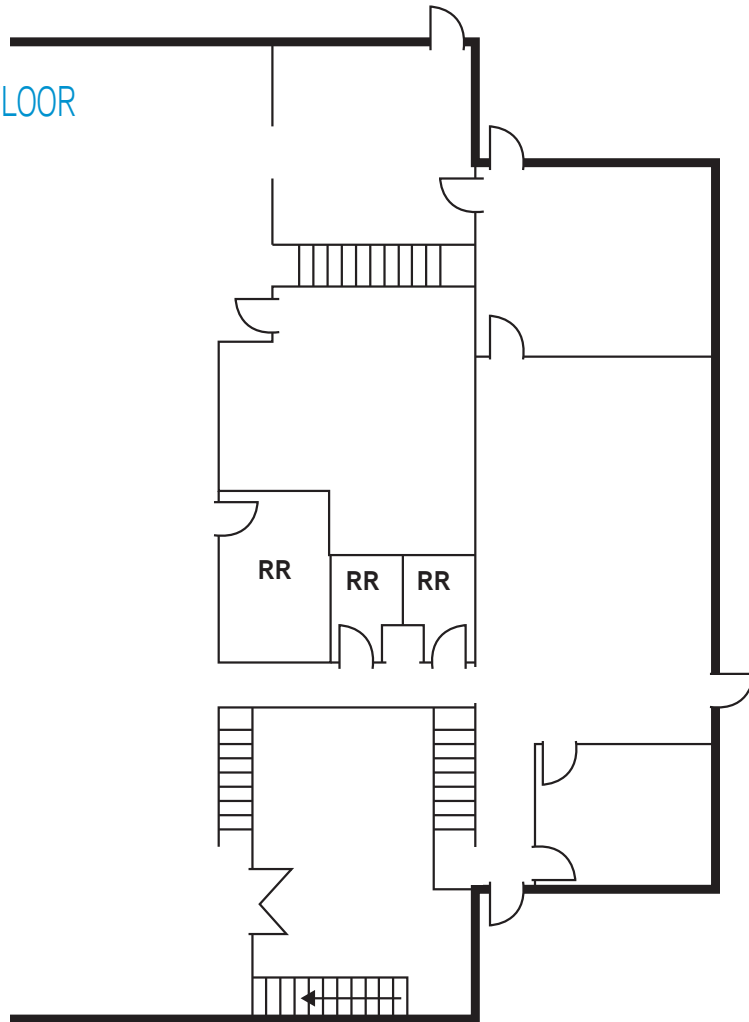


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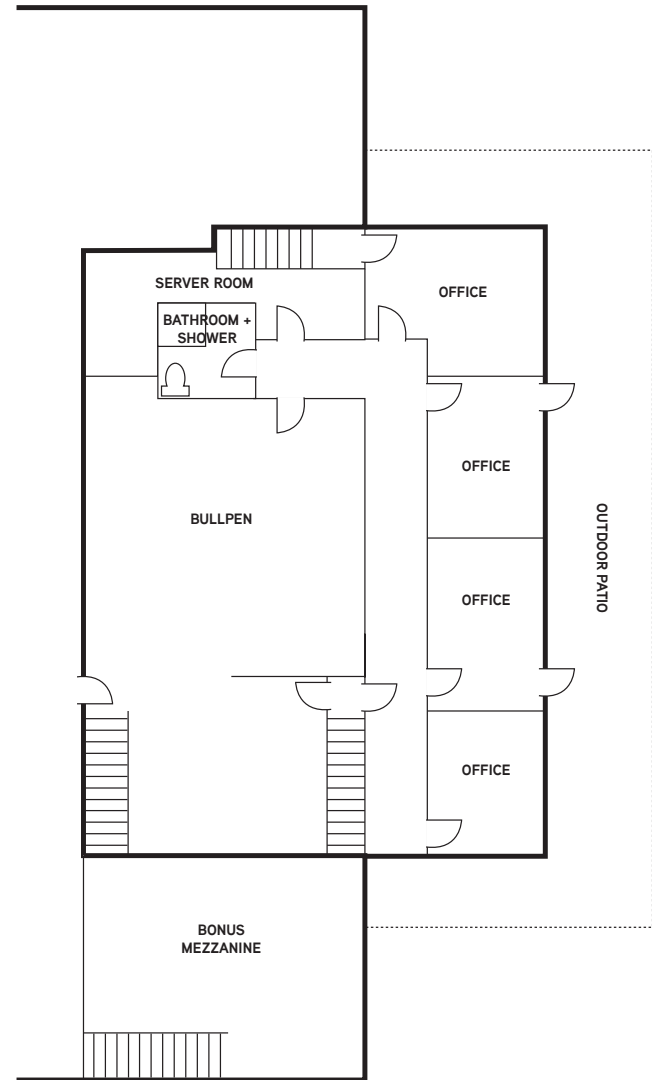
FIRST FLOOR



UP TO BONUS
MEZZANINE

**Not to scale*

SECOND FLOOR



**Not to scale*