

FOR LEASE > 18,000 SF INDUSTRIAL BUILDING

990 Calle Amanecer

SAN CLEMENTE, CA 92673



Property Details

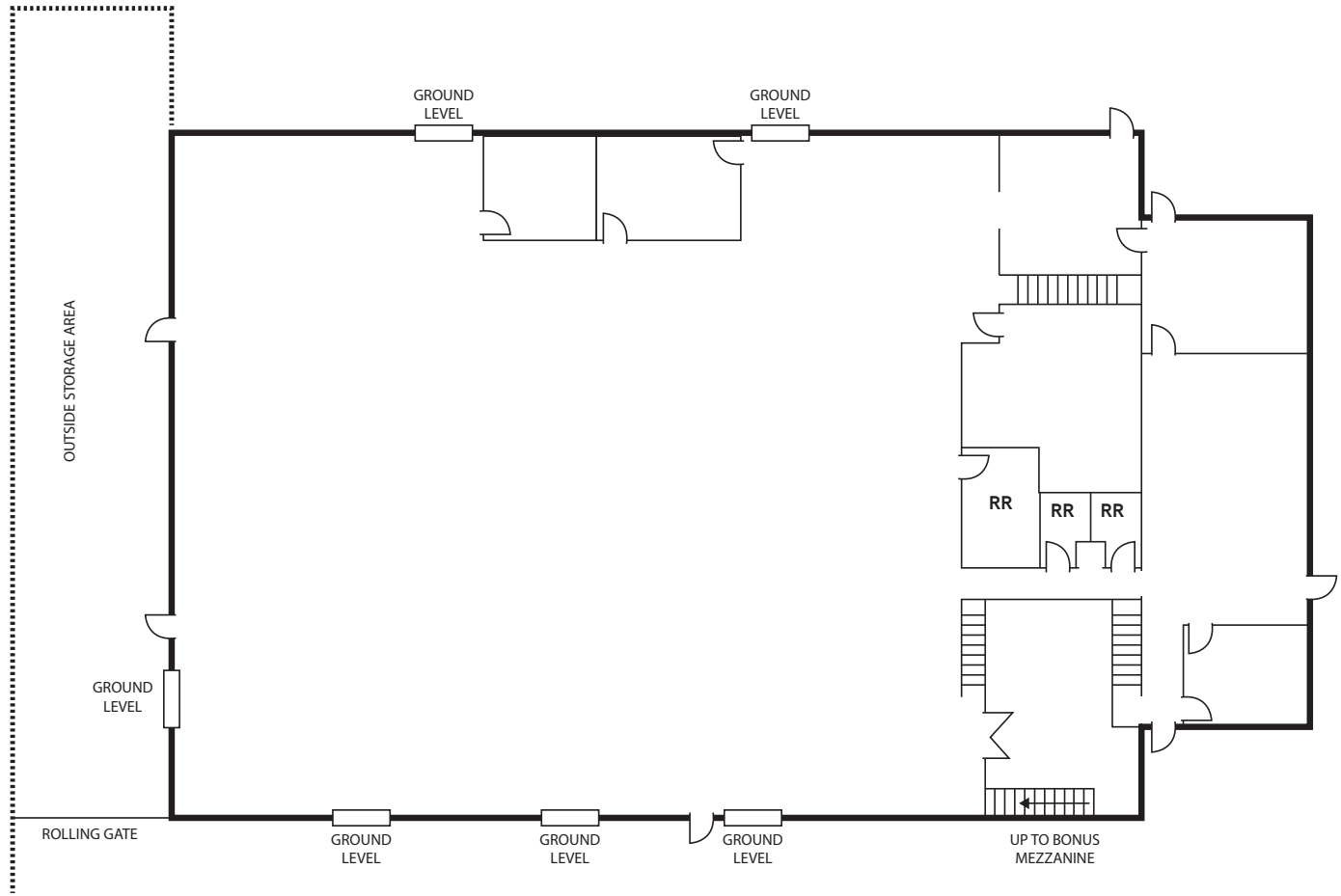
- » Approximately 5,000 SF two-story office area
- » Approximately 13,000 SF warehouse
- » 6 ground-level loading truck doors
- » 800 amp power - 277/480V 3 Phase - stepdown transformers to 120v and 208v 3 phase
- » 16' - 18' clearance
- » 39 parking spaces
- » Second floor outdoor patio area
- » Air and Gas lines distributed to warehouse
- » Fully sprinklered
- » **LEASE RATE: \$1.10/SF GROSS**



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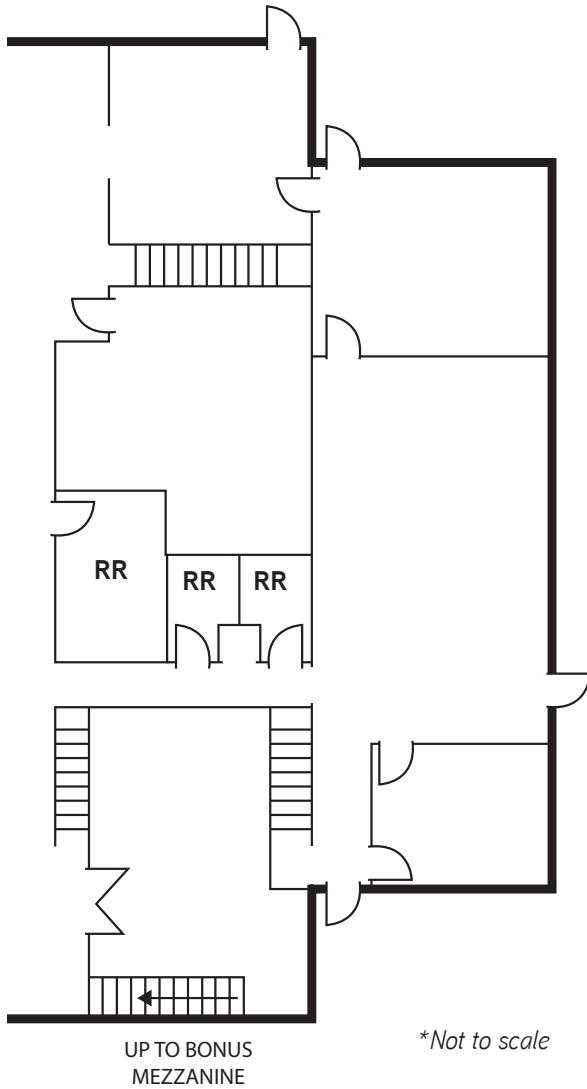
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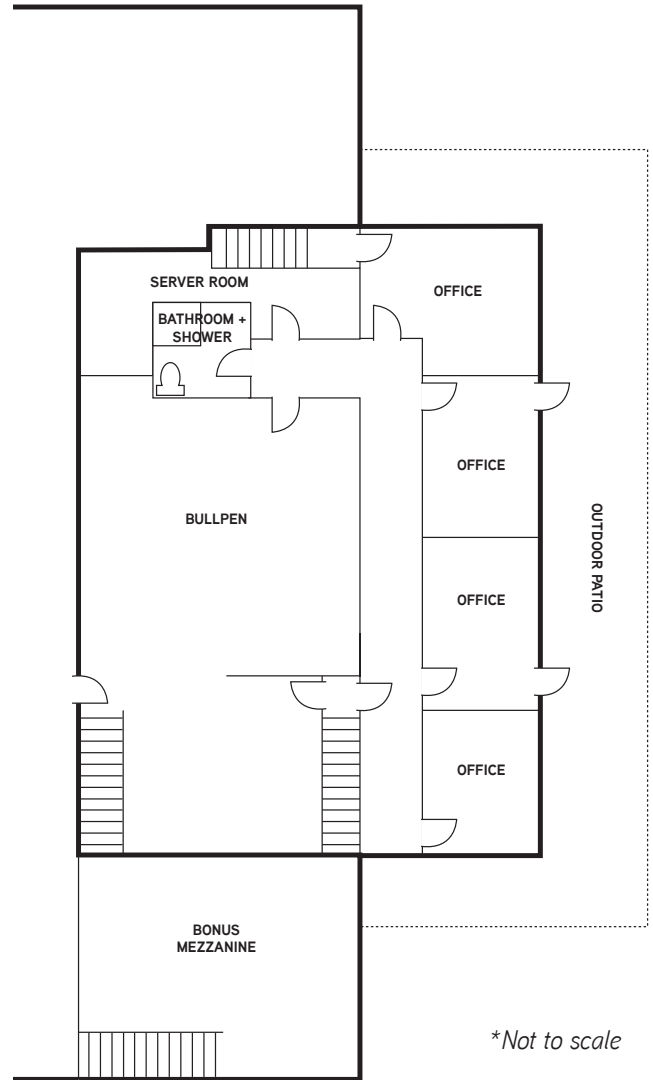
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First Floor



Second Floor



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