



143

143 CALLE IGLESIA

FOR LEASE | 8,015SF INDUSTRIAL BUILDING | 143 CALLE IGLESIA, SAN CLEMENTE, CA 92673





8,015sf Industrial Building With Yard & Truck Dock In San Clemente. Here is what you need to know:

ESSENTIAL PROPERTY HIGHLIGHTS

FREESTANDING industrial building in Rancho San Clemente Business Park

PRIVATE PARKING lot with exclusive stalls for your business + bonus free street parking

GATED YARD for secure vehicle storage and warehouse access control

TWO LOADING DOORS with both dock-high loading for truck deliveries and ground-level industrial roll-up door

HUGE WAREHOUSE footprint. Functional offices in front, majority warehouse usage on floor plan. High-clearance stacking and no center columns; wide open space for storage

NEAR MAJOR ROADWAY La Pata/Antonio, Los Patrones, + 241 Toll Road & beyond

This safe business park location combines small-town camaraderie with big-city access. A newly constructed regional highway lets you go straight from your front door all the way to the Inland Empire, with only having to turn once: from your street onto the main highway.

Putting South OC's foothill communities into striking distance you can gain new customers, expand your employee base, an easily execute freight transport across Southern California.

Constructed into the coastal hills of San Clemente, this respectable commercial space is surrounded by Orange County amenities.

Start your days watching a million-dollar sunrise view from your front offices or our in your fenced yard area.

At this exclusive elevation, you'll also be able to see sweeping portions of San Clemente's beautiful family communities and the wild cliff faces beyond. America's premiere freedom campus, Camp Pendleton, stretches to the horizon and greets you with the privileged sounds of dedication, honor, and ammunition in the afternoon.

**SUBJECT
PROPERTY**



PACIFIC OCEAN



VIA CALLEJON

AVE LA PATA

CALLE AMANEGER

CALLE SOMBRA



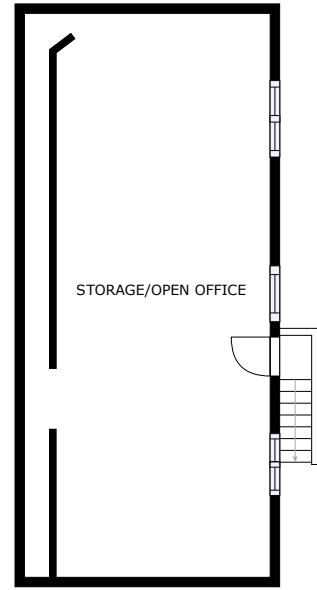








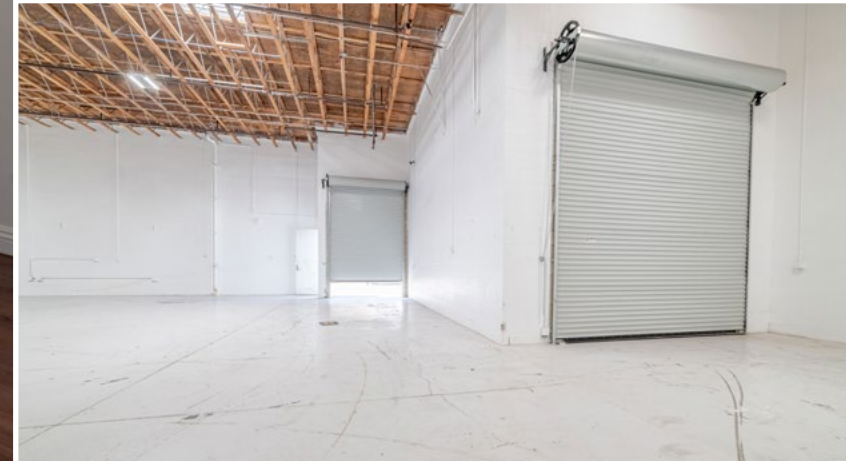
FLOOR PLAN



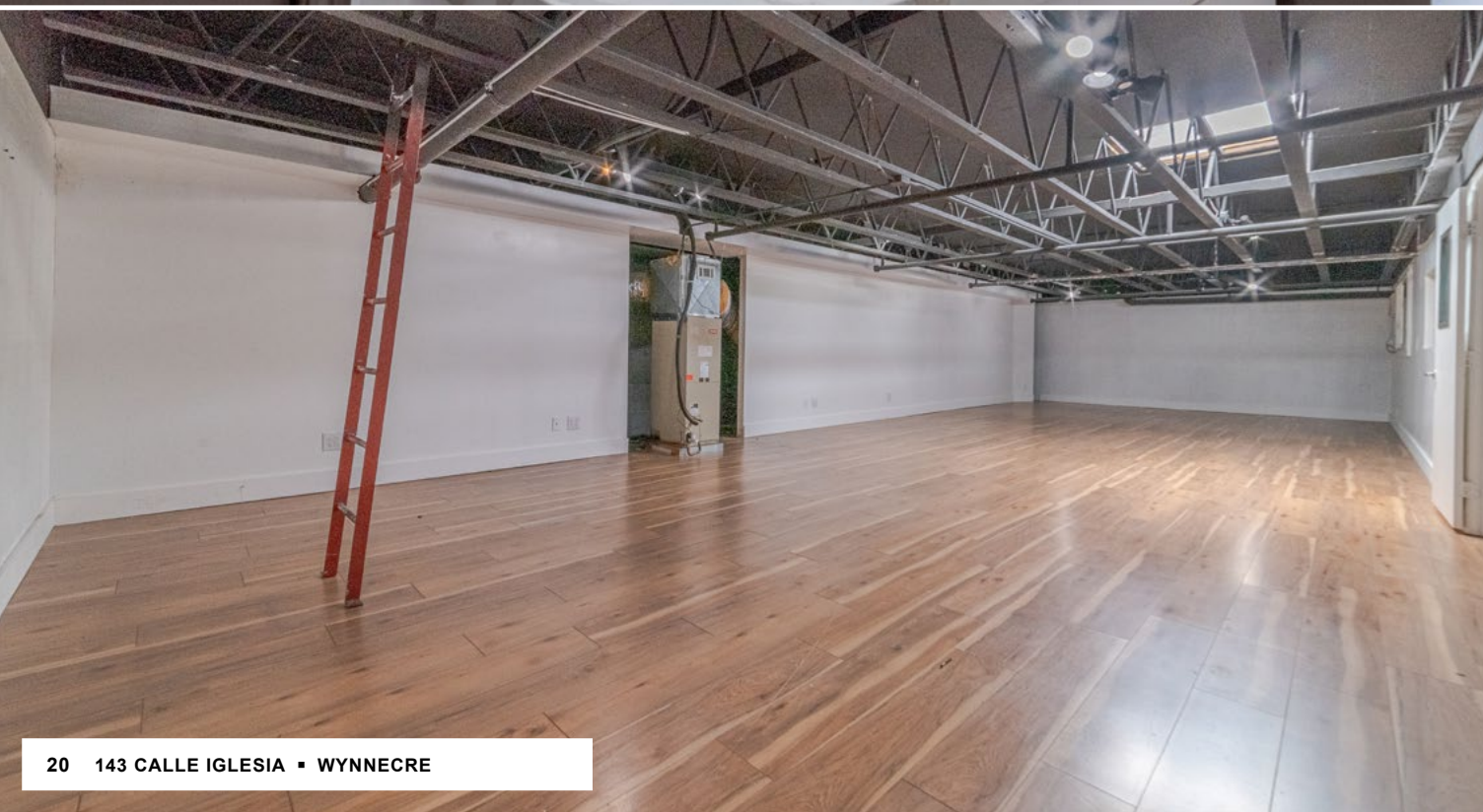
2ND FLOOR

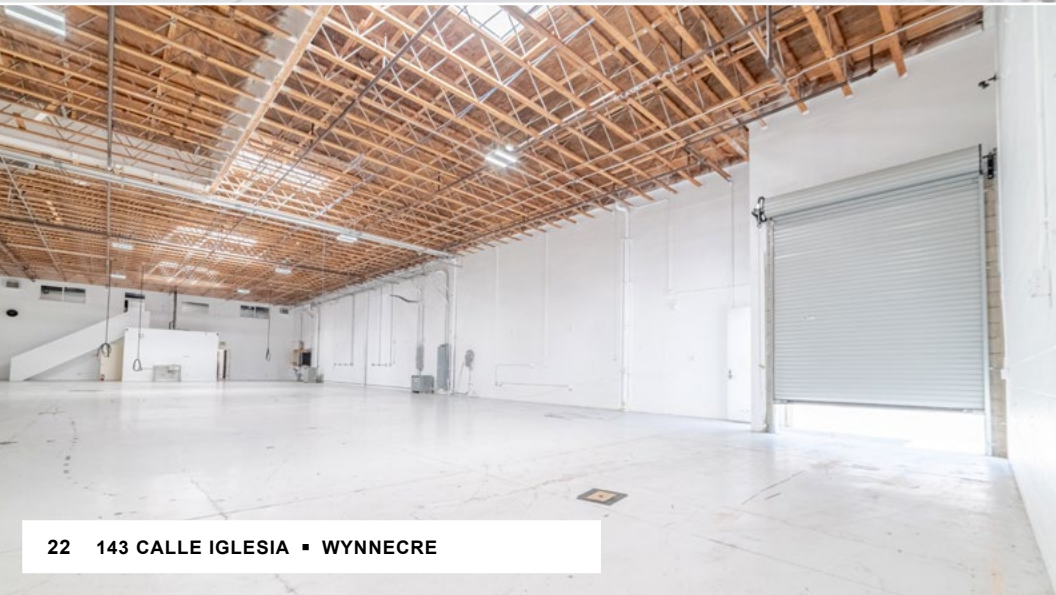


1ST FLOOR











Presented By:

JAMES WYNNE
President
949-374-2052
jim@wynnecre.com
wynnecre.com

ARROW SANTOS
Marketing Director
949-257-2093
arrow@wynnecre.com
wynnecre.com

LIC N° 01242705

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