



216 AVE FABRICANTE #110

FOR LEASE | 3,236SF RARE INDUSTRIAL UNIT AVAILABLE | 216 AVE FABRICANTE #216, SAN CLEMENTE, CA 92672





Hard-to-find 3,236SF industrial unit available now in San Clemente. Here is what you need to know:

ESSENTIAL PROPERTY HIGHLIGHTS

HIGH-CLEARANCE warehouse storage, ready for vertical racking and optimized inventory

and private office space allow you to use this dynamic floor plan to satisfy your interior layout desires

DRIVE-AROUND property makes for quick access for easy shipping and receiving

TOP OF BUSINESS park location overlooking hills of Orange County and Camp Pendleton

RESERVED parking stalls directly out front door plus bonus overflow parking in same lot

LOCAL Lessor = no faceless corporate hassle

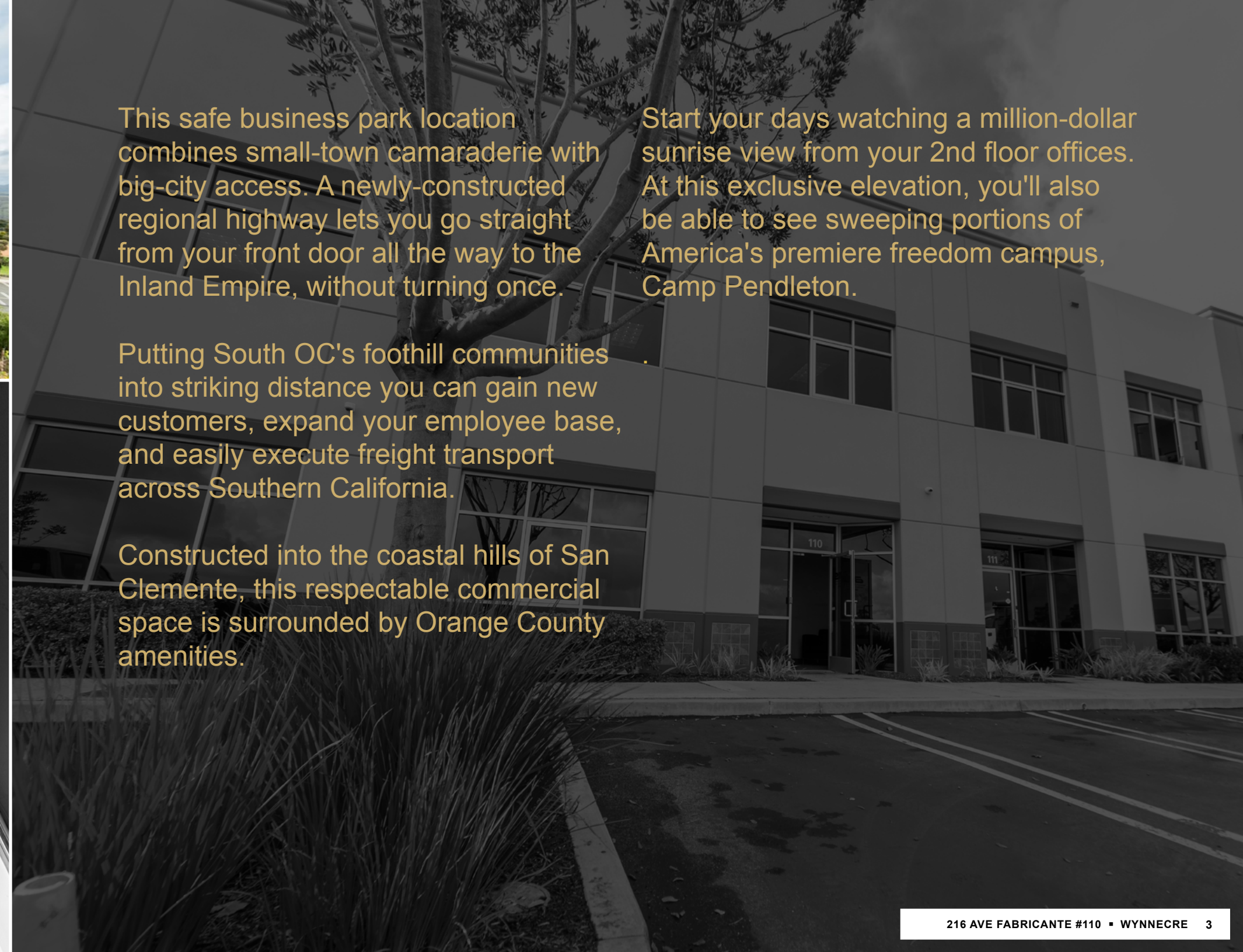
OPEN OFFICE areas, multiple conference room configurations,

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, without turning once.

Start your days watching a million-dollar sunrise view from your 2nd floor offices. At this exclusive elevation, you'll also be able to see sweeping portions of America's premiere freedom campus, Camp Pendleton.

Putting South OC's foothill communities into striking distance you can gain new customers, expand your employee base, and 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.





DANA POINT HARBOR

PLAZA PACIFICA

GLAUK'S



Elotek

SUBJECT PROPERTY

Avante Health Solutions



Flavorchem

SAN CLEMENTE SKATE PARK

AVENIDA LA PATA

BELLA COLLINA GOLF COURSE/CLUB

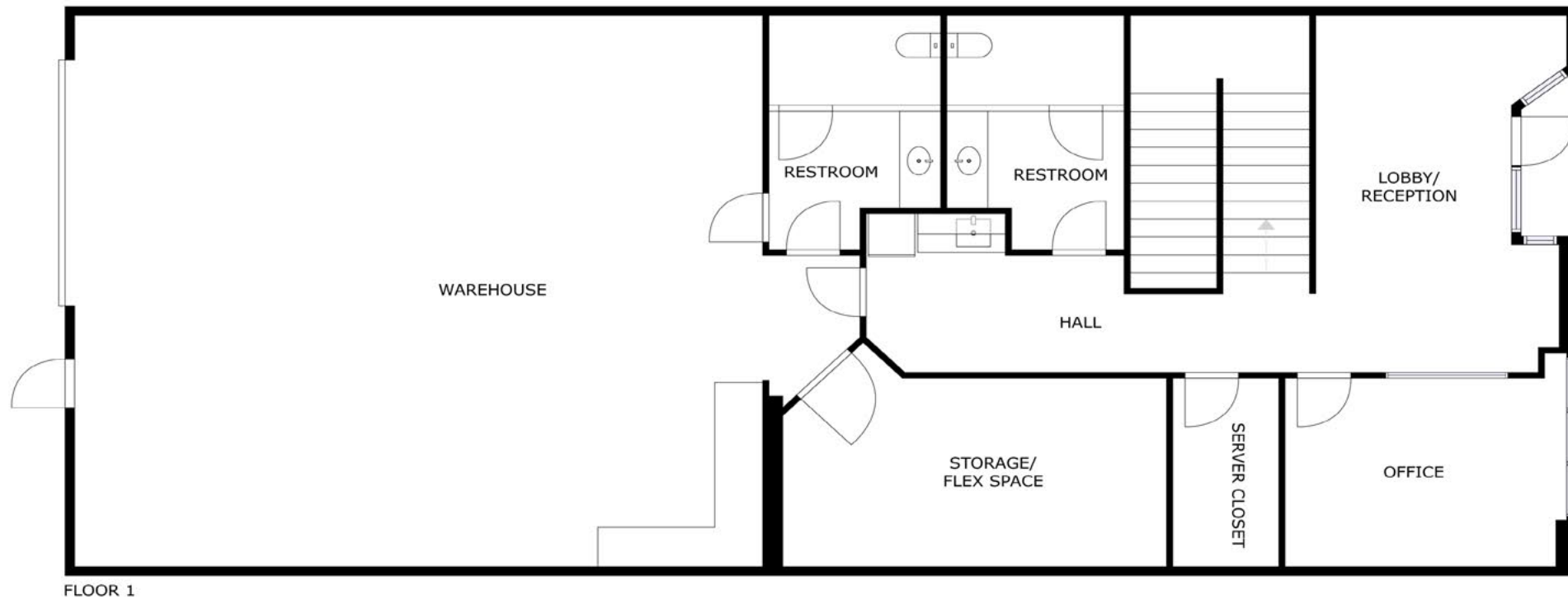
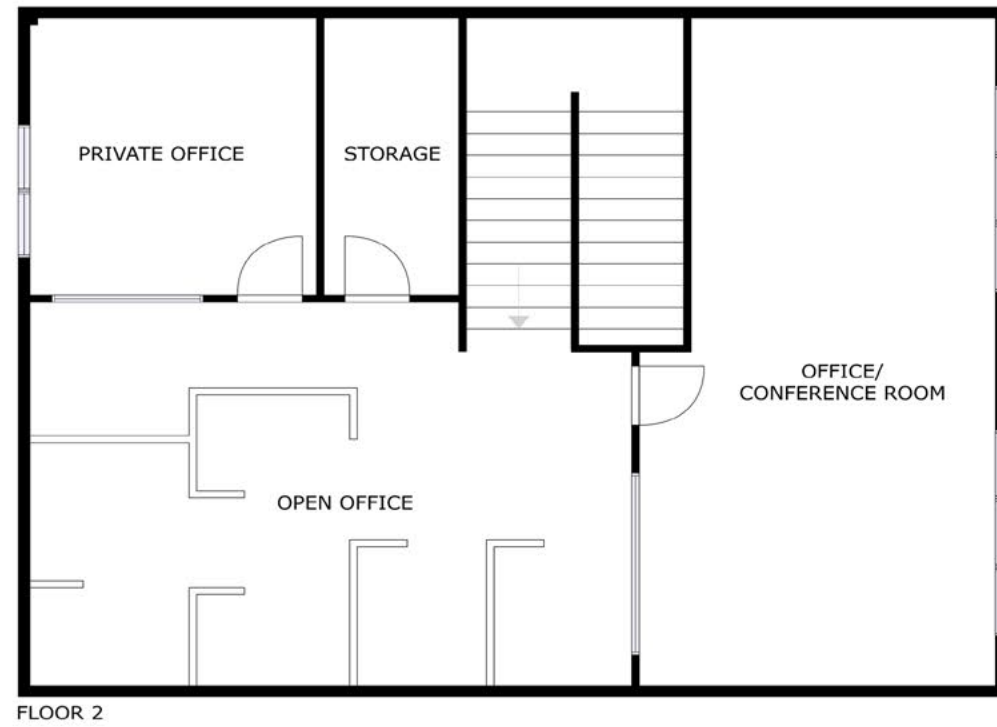






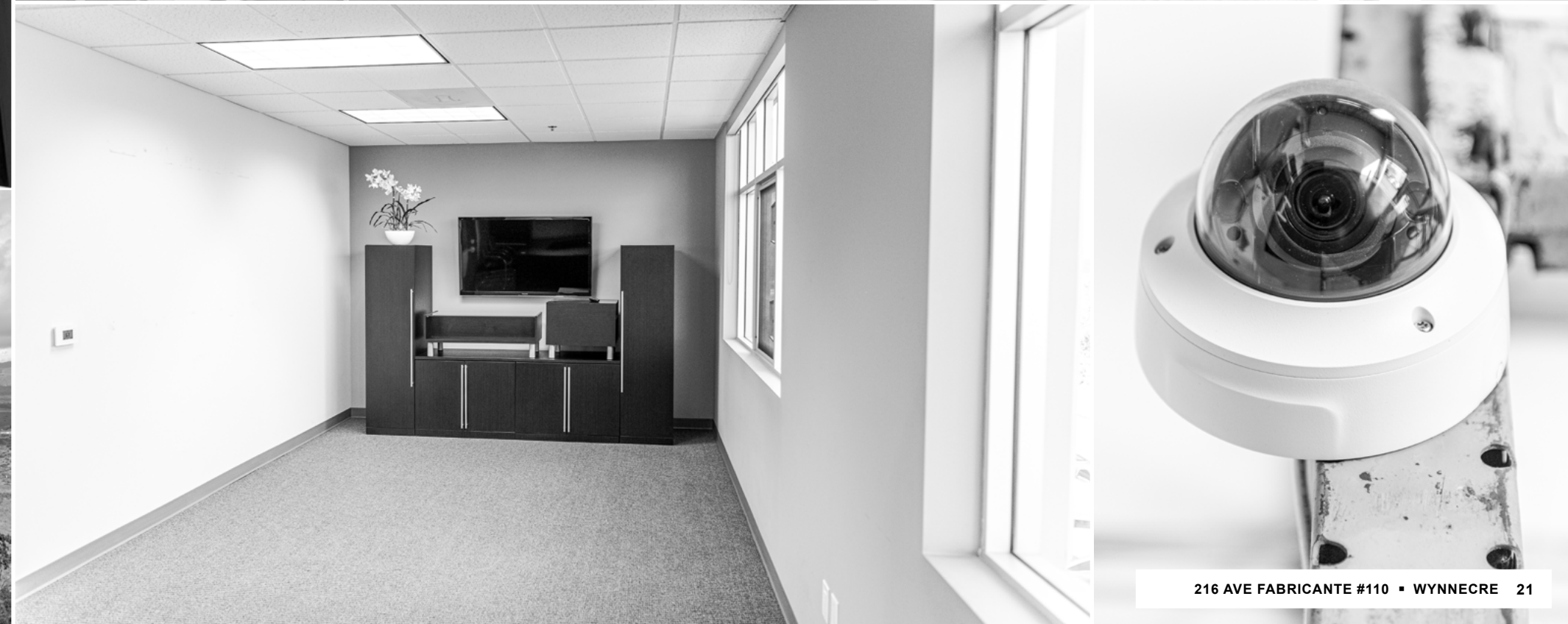
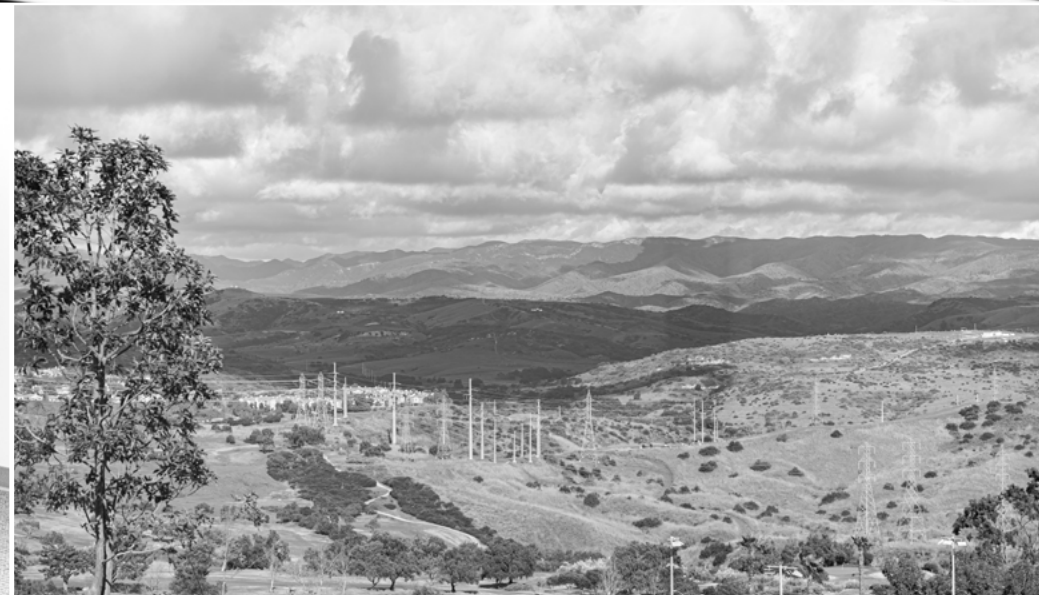


APPROX. FLOOR PLAN - FIRST FLOOR











Presented By:

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

LIC N° 01242705

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