



# 1221 PUERTA DEL SOL UNIT 200

FOR SALE | SAN CLEMENTE, CA 92673

 **Kidder  
Mathews**





We are pleased to offer the opportunity to purchase 1221 Puerta del Sol, Unit 200, an industrial condo in South Orange County.

## PROPERTY FEATURES

**1,815 SF** industrial condo available to own

**CUSTOM** building signage for your company

**STREET-FACING** location

**UPGRADED** sound-proofed private office

**DRIVE-AROUND** vehicle layout, no u-turns

**2** private restrooms in condo

**MODERN** kitchen with dishwasher

**LARGE** full-height windows

**RECEPTION** area

**PRIVATE** offices and open office space

**EXPANDABLE** warehouse option

**EXCLUSIVE** condo entry, no shared access





AVENIDA PICO



**SUBJECT  
PROPERTY**



Center for  
Spiritual Living



Bella  
COLLINA  
Real Estate

PROCESSING OF  
DEBRIS

PACIFIC COAST  
STEELWORK

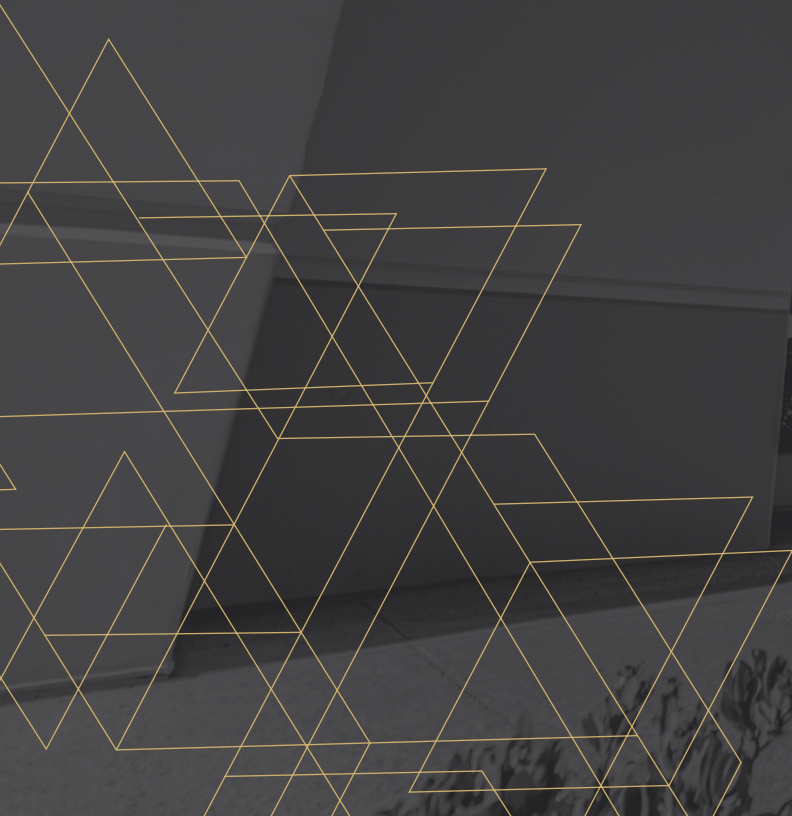
IFFS

DOHERTY  
PLUMBING

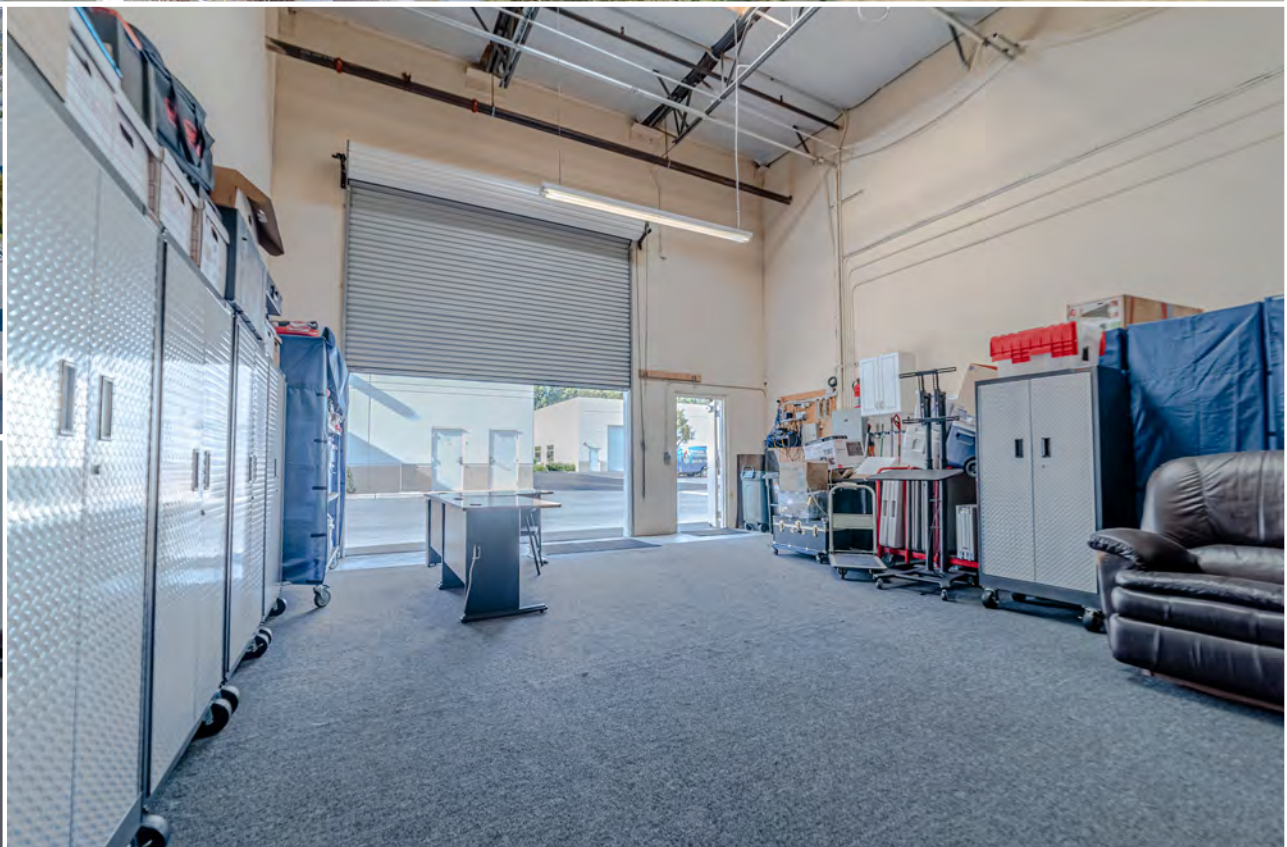
PUERTA DEL SOL

1221 Puerta del Sol is enshrouded in the sea-breeze-soaked valleys of Talega, in San Clemente. This sleek commercial condo can be your next business location or the perfect setup to host your recreational dreams. An expandable high-clearance warehouse can fit over a dozen cars, industrial equipment, business supplies, or even a boat!

Do you hate difficult decisions? Be warned: you'll have to choose daily between using your premium in-condo kitchen or dining at the best restaurants in town - only a 2-minute drive from your property. You'll also be staring at a golf course through your huge front windows. Are you up for the challenge?

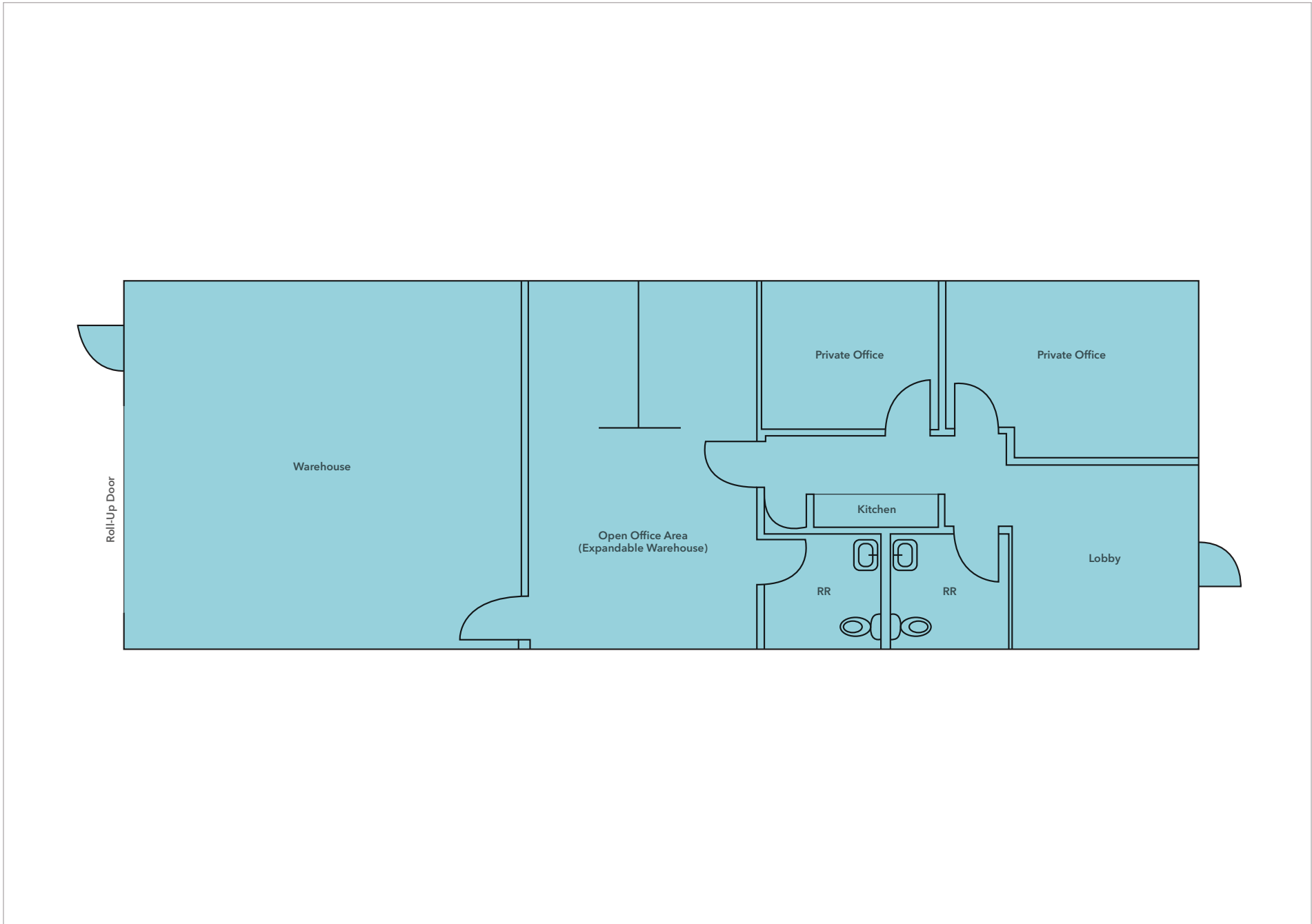








# FLOOR PLAN









**SUBJECT  
PROPERTY**

## For sale information, contact

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Scan for 360 Virtual  
Property Tour:



**KIDDER.COM**

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