

For Sale or Lease

1330 Calle Avanzado | San Clemente, CA



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* *Exceptional South Orange County industrial location with strong accessibility*

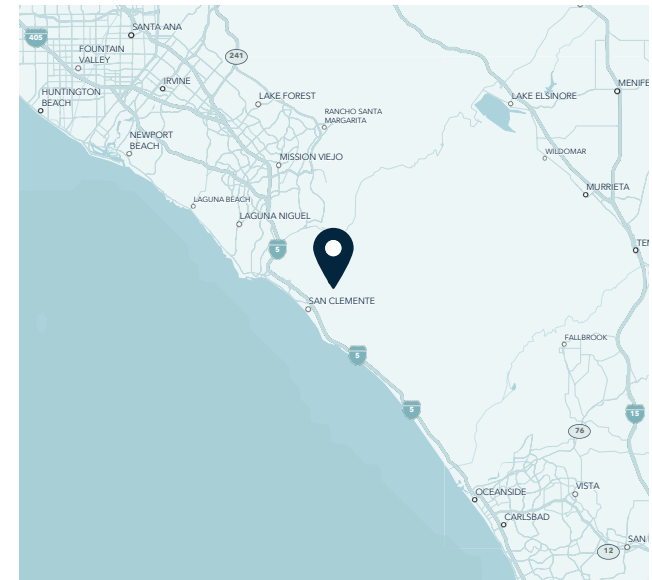
Property Specifications

BUILDING SF	±45,724
OFFICE SF	±10,500
CLEAR HEIGHT	28'
TRUCK COURT	121' - 132' Depth (concrete)
DOCK HIGH DOORS	5 (8' x 10')
GROUND LEVEL DOORS	1 (12' x 14')
AUTO STALLS	64
SLAB	6"
SPRINKLER SYSTEM	ESFR
POWER	2,000 AMP, 277/480v



Recent Building Upgrades

- **New Johns Manville 60 mil single ply roof overlay** w/ 20 Yr. Unlimited Labor/Material Guaranty & 5 Yr. Warranty/Clean Up (Completed April 2026)
- **Upgraded** Skylights, Smoke Vents, Burglar Bars, and Roof Hatch (Completed April 2026)
- **New Exterior Paint** (to be completed in June 2026)
- **New Parking Lot Slurry** (to be completed in June 2026)
- Suitable for food processing operations: cooler, freezer & production areas
- Elevator served
- Freestanding building with drive-around capability
- Additional outdoor storage area

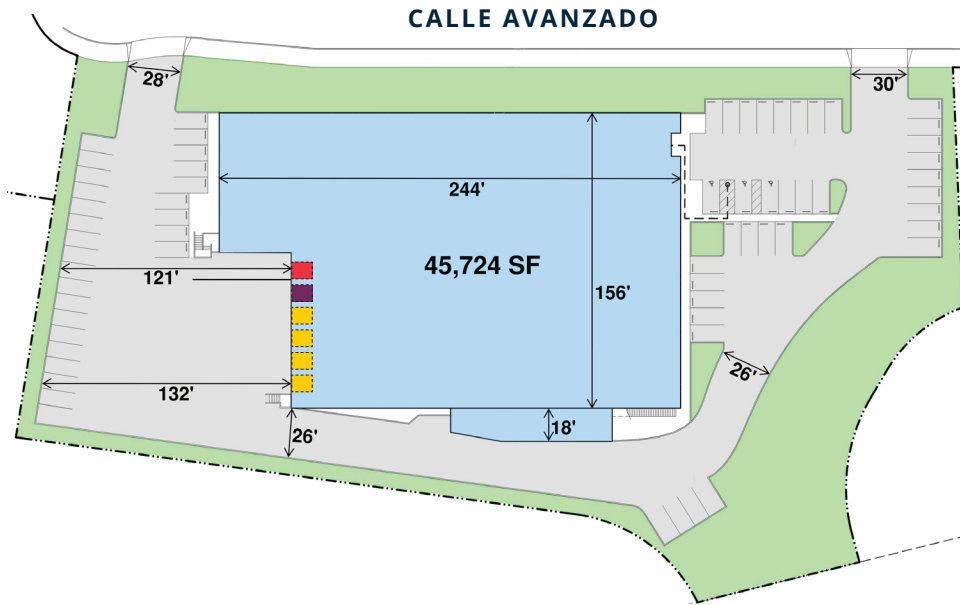




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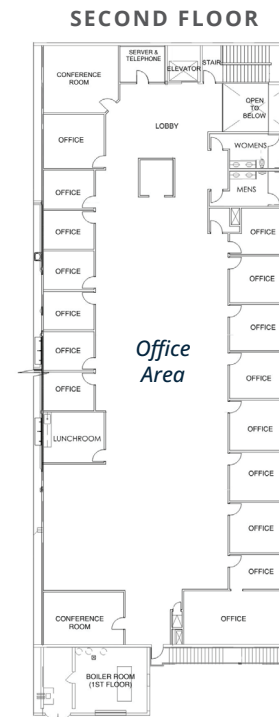
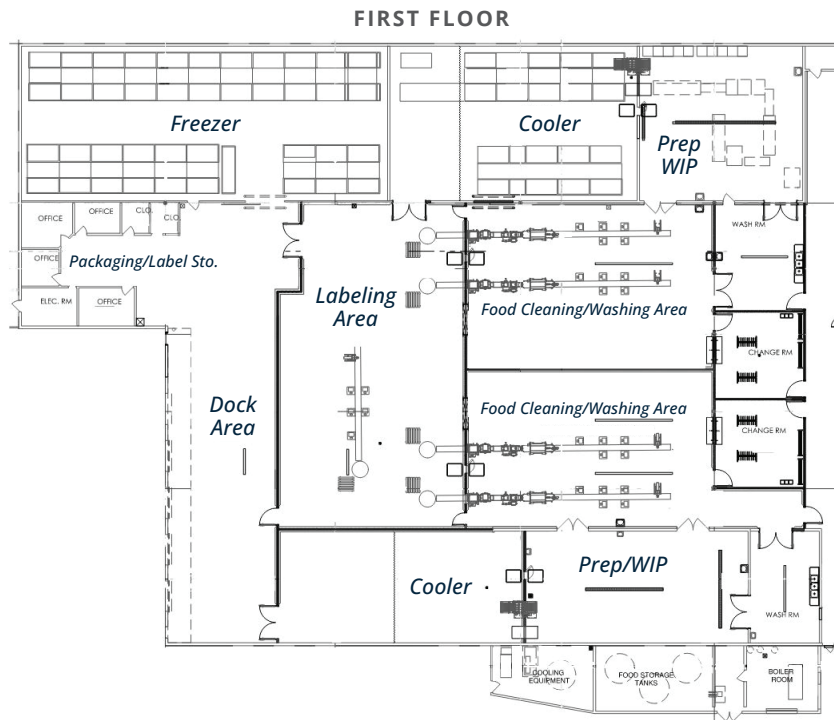


Site Plan



-  **Four**
8' x 10' Dock Door
*w/ 35,000 LB Air-Powered Leveler,
Dock Bumpers, and Shelters*
-  **One**
8' x 10' Dock Door
-  **One**
12' x 14' Grade Level Door

Floor Plans







Truman Benedict Elementary School

Vista Del Mar K-8 school

Talega Village Center



SITE

Bella Collina San Clemente



Richard T. Steed Memorial Park

San Clemente High School

Lobo Elementary School



Our Lady of Fatima Academy

Shorecliffs Golf Club

Shorecliffs Middle School

Marblehead Elementary School



Providence





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