

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

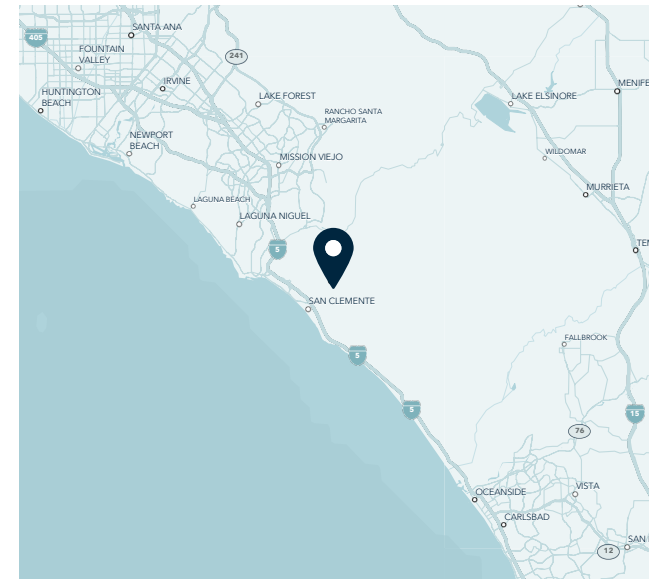
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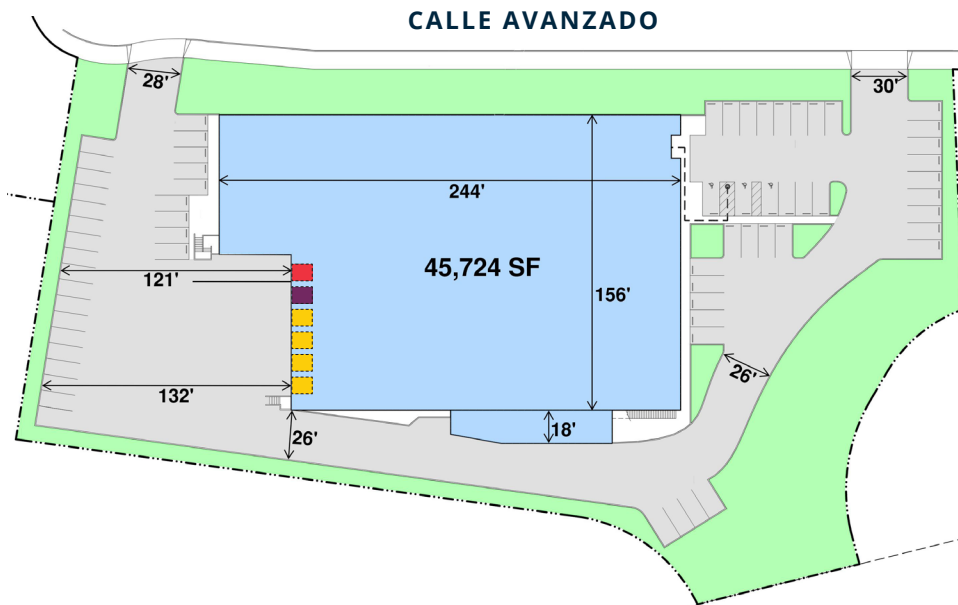
Recent Building Upgrades

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





Site Plan



Four

8' x 10' Dock Door

*w/ 35,000 LB Air-Powered Leveler,
Dock Bumpers, and Shelters*

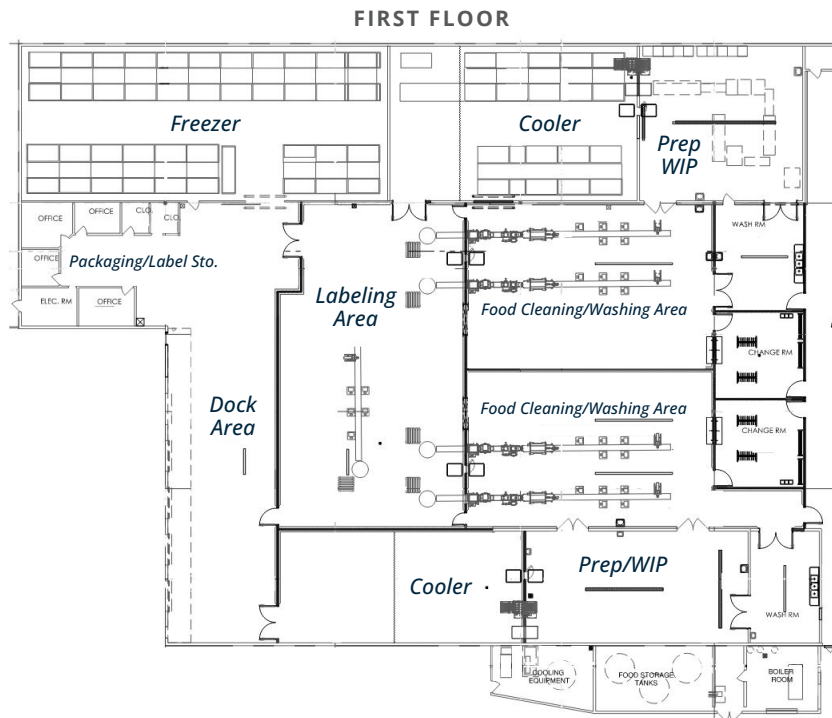
One

8' x 10' Dock Door

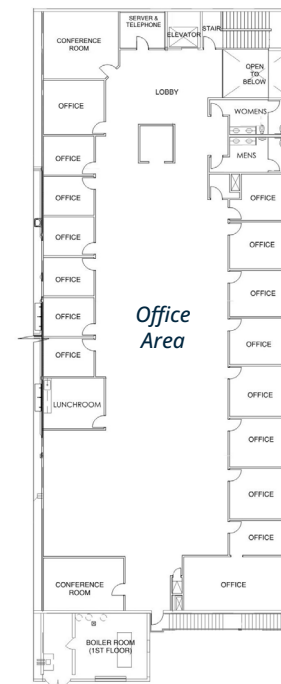
One

12' x 14' Grade Level Door

Floor Plans



SECOND FLOOR











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