

FOR LEASE

1010-1060 CALLE CORDILLERA

SEAVIEW BUSINESS PARK | SAN CLEMENTE



FEATURES

- Professionally managed business park
- Quiet setting
- Minutes from the 5 freeway
- Parking 3:1,000
- Restroom in each suite
- Close to retail/food amenities
- Good truck/delivery access
- Coffee bar with sink in each unit
- 100 amp / 3 phase power (verify)
- Functional office/warehouse layouts
- 10x10 rollup doors
- 14' warehouse ceiling clearance



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AVAILABILITY

1010 CALLE CORDILLERA

UNIT	RSF	LEASE RATE	COMMENTS
-----	-----	-----	100% LEASED

1020 CALLE CORDILLERA

UNIT	RSF	LEASE RATE	COMMENTS
-----	-----	-----	100% LEASED

1030 CALLE CORDILLERA

UNIT	RSF	LEASE RATE	COMMENTS
-----	-----	-----	100% LEASED

1040 CALLE CORDILLERA

UNIT	RSF	LEASE RATE	COMMENTS
105	2,615	\$1.95/SF	40-50% Office, 2 GL Doors, 2, Private Offices, 2 Restrooms, Reception Area, Warehouse

1050 CALLE CORDILLERA

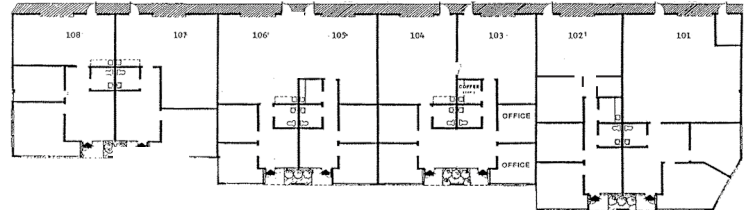
UNIT	RSF	LEASE RATE	COMMENTS
-----	-----	-----	100% LEASED

1060 CALLE CORDILLERA

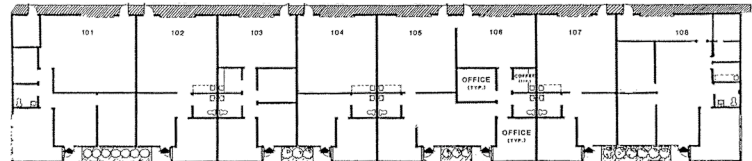
UNIT	RSF	LEASE RATE	COMMENTS
-----	-----	-----	100% LEASED

COMMON AREA MAINTENANCE FEE OF \$0.12 PSF

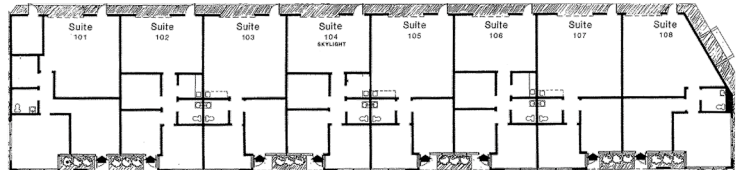
BUILDING 1010



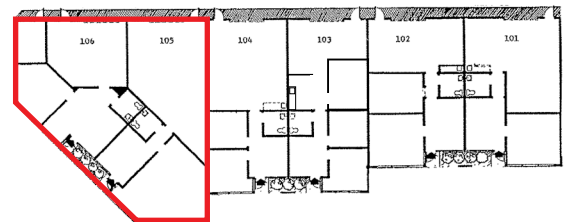
BUILDING 1020



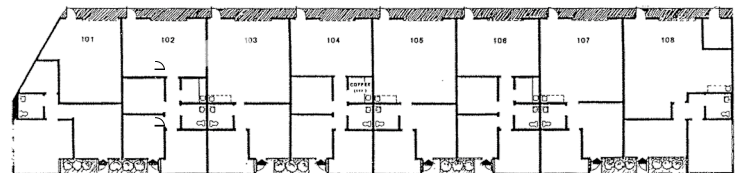
BUILDING 1030



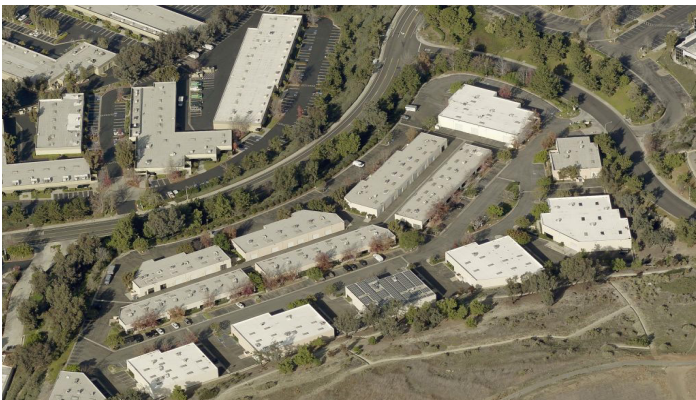
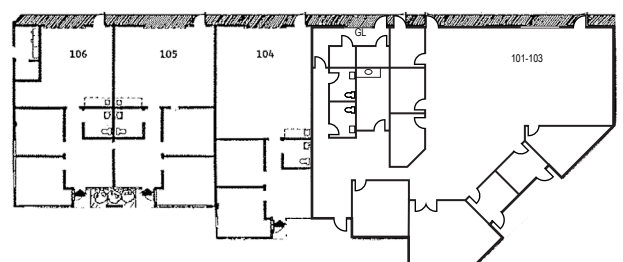
BUILDING 1040



BUILDING 1050



BUILDING 1060



FOR LEASE

1010-1060 CALLE CORDILLERA

SEAVIEW BUSINESS PARK | SAN CLEMENTE

1.5 MILES
TO 5
FREEWAY



6 MILES
TO ORTEGA
HIGHWAY



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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