



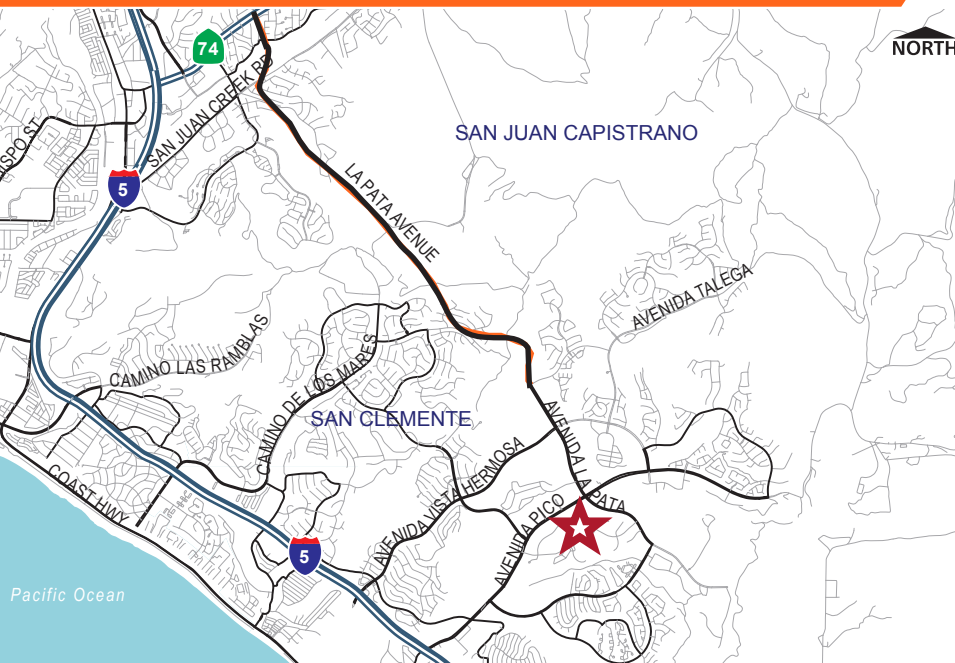
**CUSHMAN &
WAKEFIELD**

FOR LEASE

1041 Calle Trepadora
San Clemente, California



Largest Building in South County with Dock High Loading



PROPERTY HIGHLIGHTS

- 25,992 SF Free Standing Industrial Building
- Approx. 12,800 SF of Upgraded Office Space
- 1.84 Acres Site Area
- 62 Parking Stalls
- 2 Dock Loading Positions with Oversized Door 16'w x 12'h
- 2 Drive-Ins 12'w x 14'h
- Power 2,200a/277-480v (verify)
- Fire Sprinkler (.60 GPM/2,000)
- 18' Warehouse Clearance (min.)
- Restrooms: 5 Men / 5 Women
- T-8 Warehouse Lighting w/ Motion Sensors

DON YAHN
Executive Director
+1 949 930 9251
don.yahn@cushwake.com
LIC #00990928

BRETT SWARTZBAUGH
Director
+1 949 930 9217
brett.swartzbaugh@cushwake.com
LIC #01742530

18111 Von Karman, Suite 1000
Irvine, CA 92612
main +1 949 474 4004
fax +1 949 474 0405
cushmanwakefield.com

A quality property owned by

**WESTERN
STATES
TECHNOLOGIES**



**CUSHMAN &
WAKEFIELD**

FOR LEASE

1041 Calle Trepadora

San Clemente, California



DON YAHN
Executive Director
+1 949 930 9251
don.yahn@cushwake.com
LIC #00990928

BRETT SWARTZBAUGH
Director
+1 949 930 9217
brett.swartzbaugh@cushwake.com
LIC #01742530

18111 Von Karman, Suite 1000
Irvine, CA 92612
main +1 949 474 4004
fax +1 949 474 0405
cushmanwakefield.com

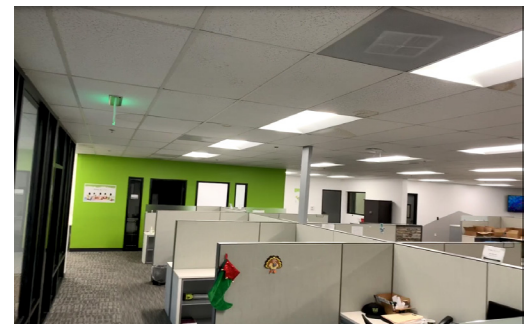
A quality property owned by

**WESTERN
STATES
TECHNOLOGIES**



FOR LEASE

1041 Calle Trepadora
San Clemente, California



DON YAHN
Executive Director
+1 949 930 9251
don.yahn@cushwake.com
LIC #00990928

BRETT SWARTZBAUGH
Director
+1 949 930 9217
brett.swartzbaugh@cushwake.com
LIC #01742530

18111 Von Karman, Suite 1000
Irvine, CA 92612
main +1 949 474 4004
fax +1 949 474 0405
cushmanwakefield.com

A quality property owned by





**CUSHMAN &
WAKEFIELD**

FOR LEASE

1041 Calle Trepadora
San Clemente, California



DON YAHN
Executive Director
+1 949 930 9251
don.yahn@cushwake.com
LIC #00990928

BRETT SWARTZBAUGH
Director
+1 949 930 9217
brett.swartzbaugh@cushwake.com
LIC #01742530

18111 Von Karman, Suite 1000
Irvine, CA 92612
main +1 949 474 4004
fax +1 949 474 0405
cushmanwakefield.com

A quality property owned by

**WESTERN
STATES
TECHNOLOGIES**