



**HUNTER
DURANT**

BANG
REALTY



DRONE OF SURROUNDINGS

DRONE OF BUILDING

Warehouse

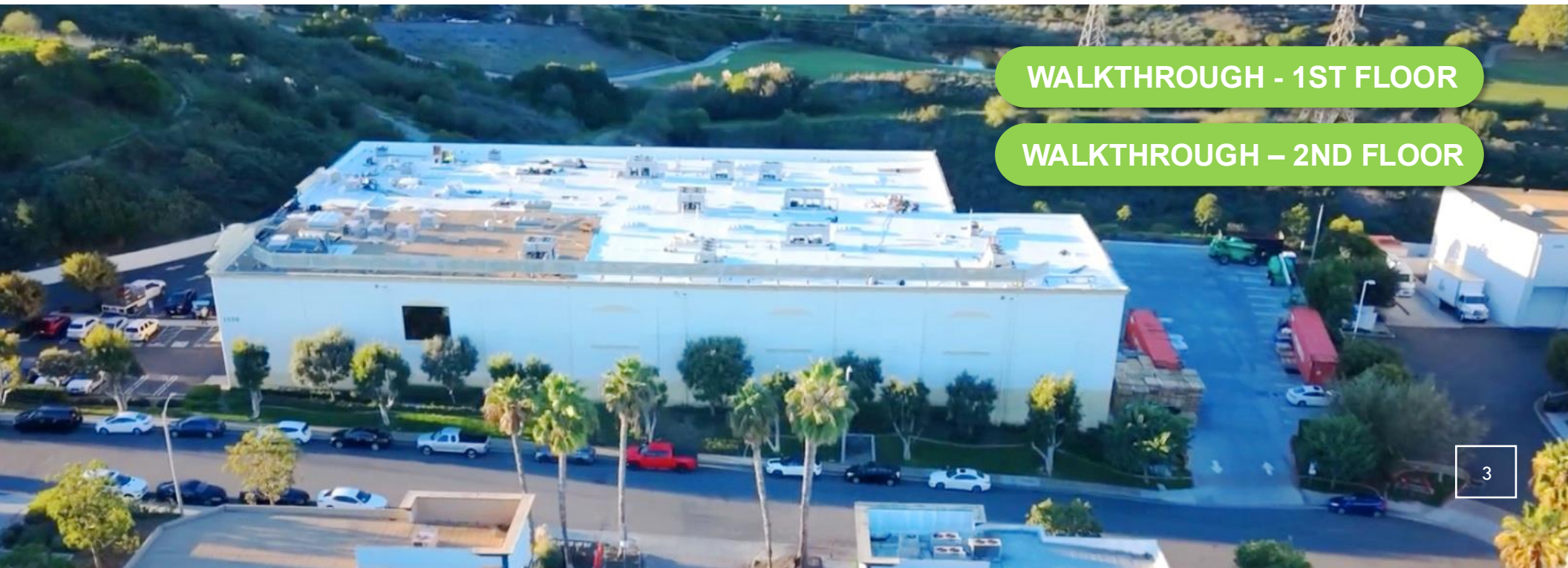
Food / Cold Space • 45,724 Sq Ft.

1330 Calle Avanzado, San Clemente, Orange County, CA

Property Information

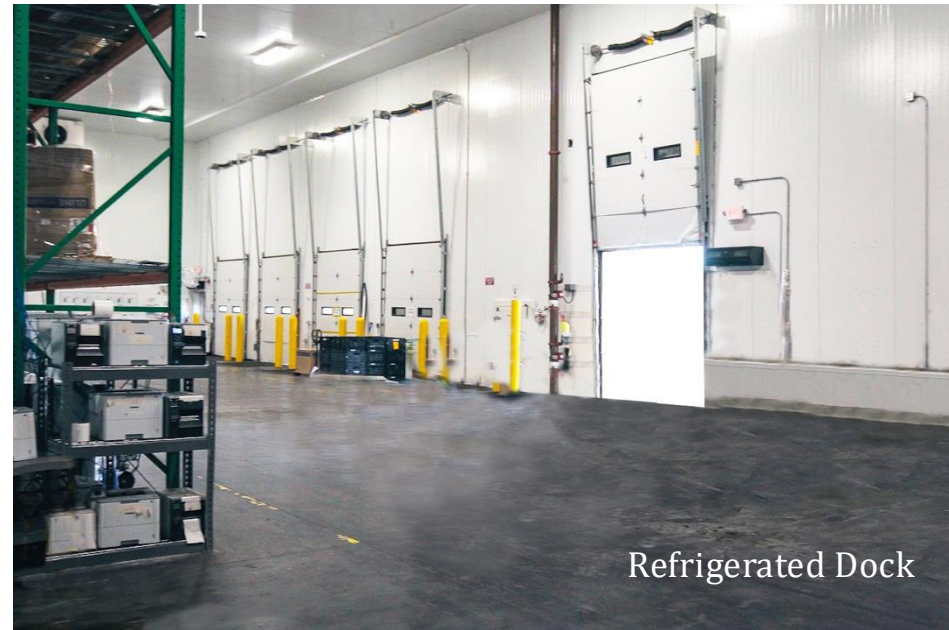
- ▶ Square Feet: 45,724
- ▶ Refrigerated: 20,808
- ▶ Freezer: 2,058
- ▶ 1st Fl. Office + Breakroom: 12,952
- ▶ 2nd Fl. Office: 9,906
- ▶ Loading: 6 Docks
- ▶ Clear Height: 28'
- ▶ Parking: 55 Car, 4 Truck, + Street Parking
- ▶ System Type: Freon System
- ▶ Power: 2000 A 3 Phase 4 Wire
- ▶ Build Out: Custom Built for Ready to Cook Assembly

*Can be converted back to 100% warehouse



WALKTHROUGH - 1ST FLOOR

WALKTHROUGH - 2ND FLOOR



Refrigerated Dock



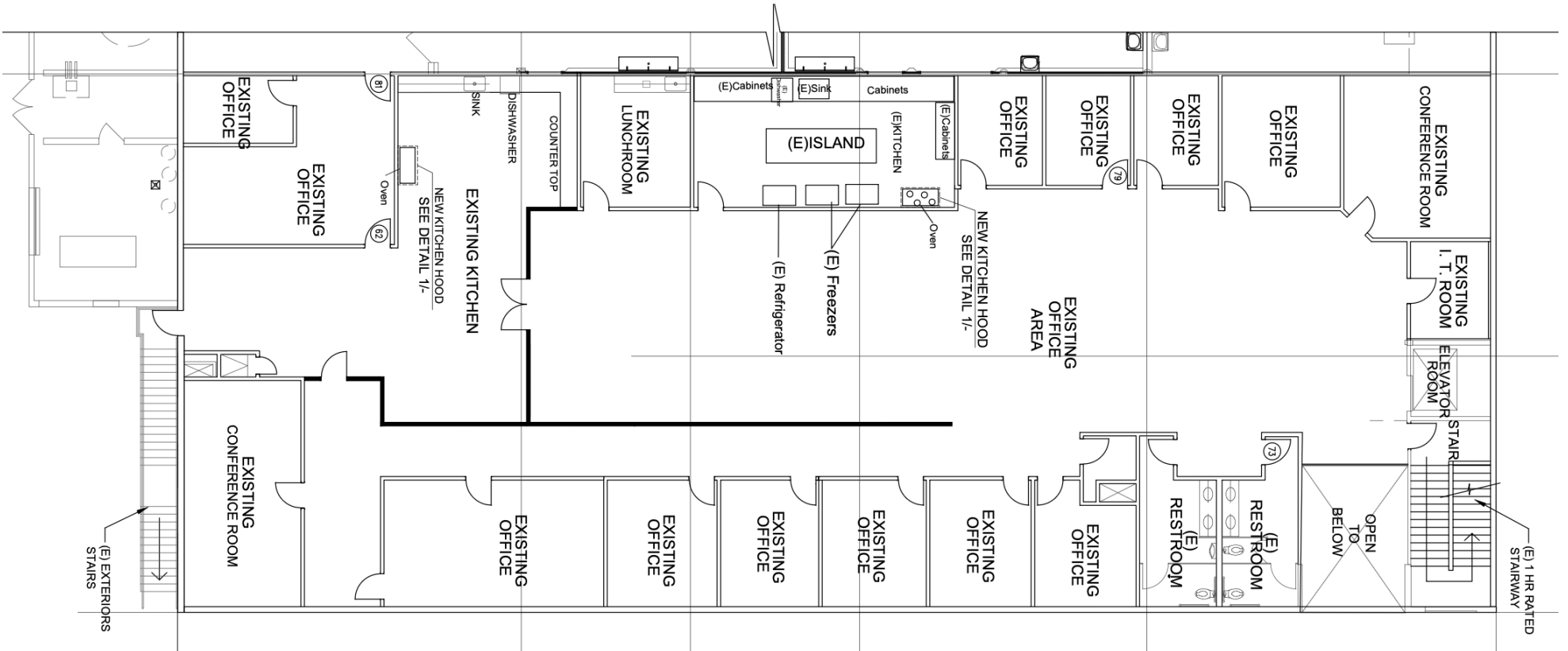
2nd Floor Office



Floor Plan – 1st Floor



Floor Plan – 2nd Floor



Call Us

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www.HunterDurant.com