




AVAILABLE FOR LEASE
TALEGA BUSINESS PARK
SAN CLEMENTE, CALIFORNIA



 **LEE & ASSOCIATES® - NEWPORT BEACH** | Corporate ID #01197433
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1311 CALLE BATIDO, SAN CLEMENTE, CALIFORNIA
APPROXIMATELY 24,353 SQUARE FOOT TWP-STORY OFFICE/FELX BUILDING

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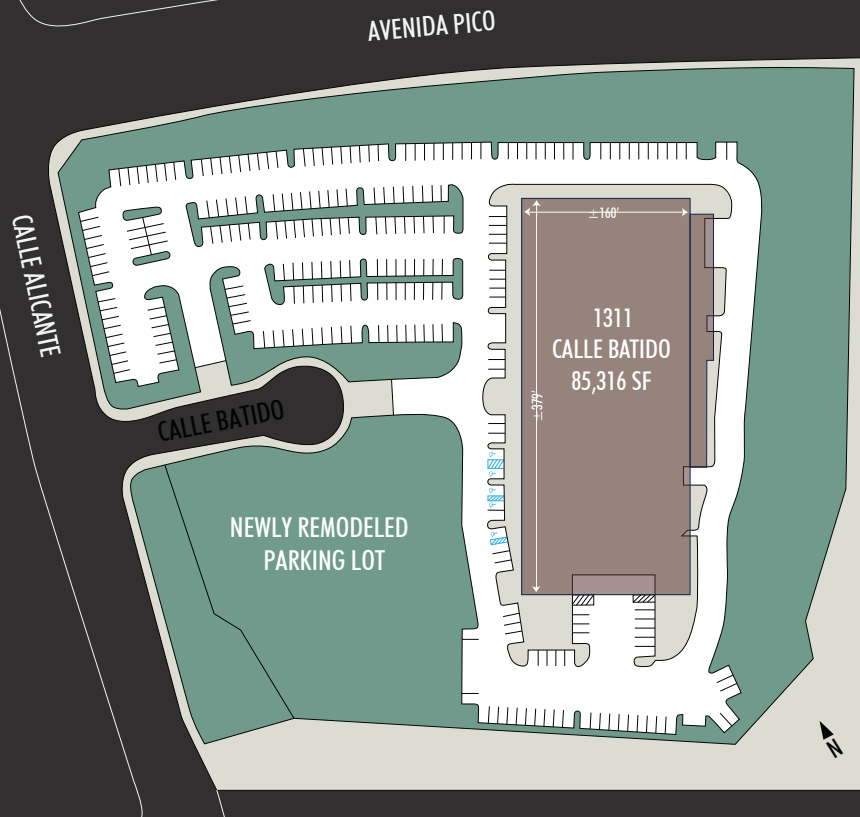
SAN CLEMENTE, CALIFORNIA



This state-of-the-art building is located in the prestigious 100 acre Talega Business Park, San Clemente, California. The property has excellent freeway access to the I-5 and the potential future extension of the 241 Corridor. The building is a divisible two-story concrete office/flex building constructed in 2002 and features highly efficient floor plans, private and cubicle office areas, along with potential R&D/ lab space.

PROPERTY HIGHLIGHTS:

- $\pm 24,353$ Square Feet
- Divisible to $\pm 11,398$ Square Feet
- Approximate Land Size: 326,177 SF (7.5 Acres)
- Office, Manufacturing, R&D and Lab Capabilities
- Built in 2002
- Two-Story Building with Elevator Service
- Dramatic Views from Second Floor
- 4:1,000 Parking (Expandable)
- 2,500 AMPS, 480/277 Volt Power
- Fully Fire Sprinklered
- Located in Close proximity to Multiple Retail Amenities and Master-Planned Residential Community
- Excellent South Orange County location with Easy Access to the I-5 Freeway and 73 Corridor; Minutes from John Wayne
- Orange County Airport to the North and San Diego County to the South

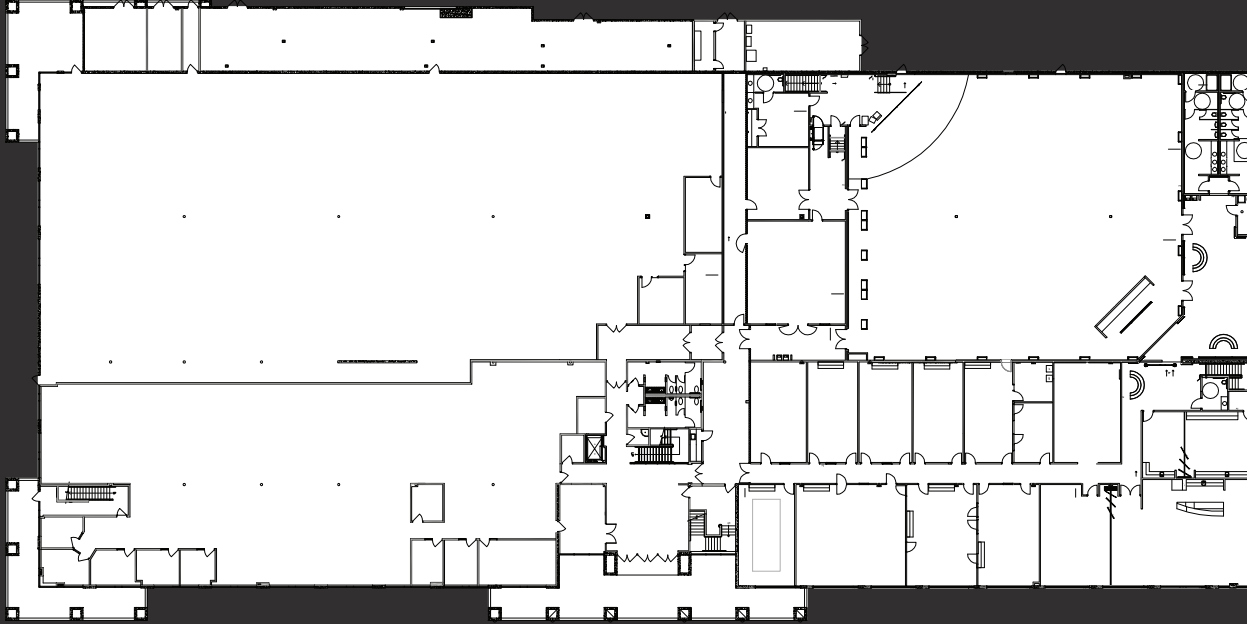


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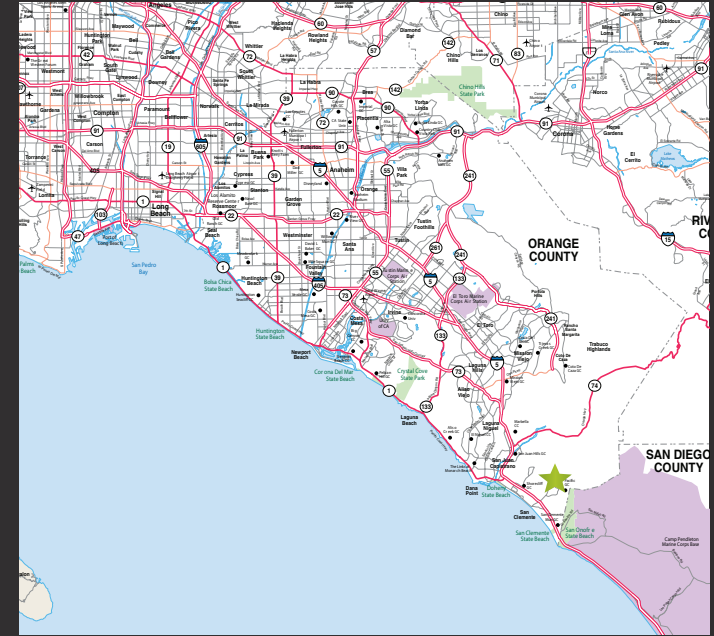
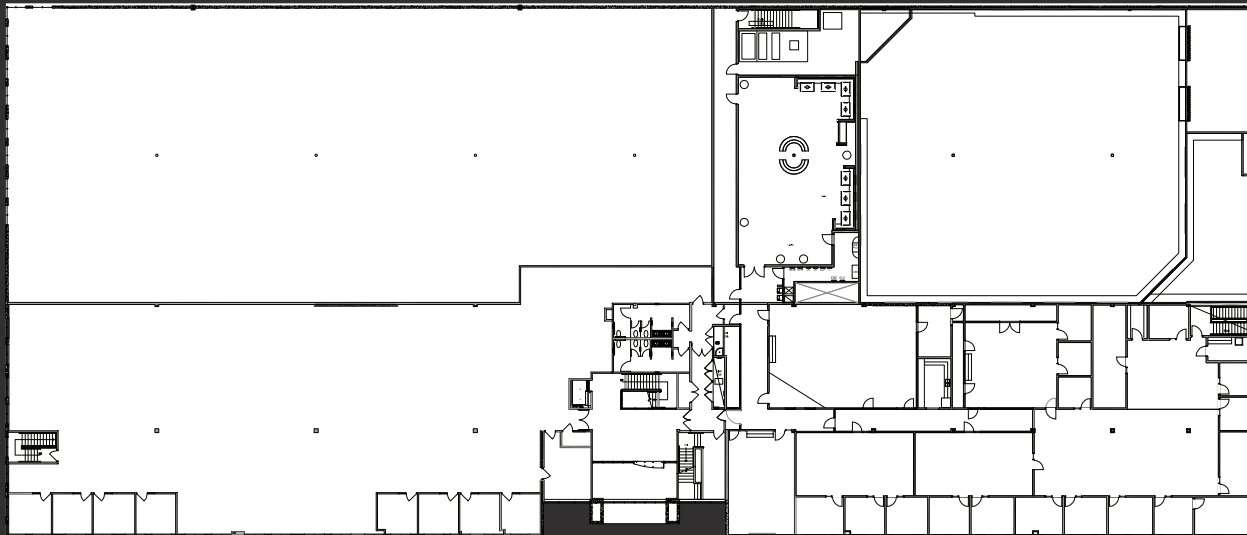
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FIRST FLOOR



SECOND FLOOR



For more information, please contact:



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