

+/- 12,500 sq. ft. of Building
+/- 7 acres of Yard Space
1325 West Betteravia, Santa Maria, Ca

For Sale or Lease

Contact:

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For Sale or Lease

- ◆ Excellent Santa Maria Location
- ◆ Lease all or part of the property
- ◆ 12, 500 sf industrial building including:
 - finished office,
 - shop space
 - warehouse
 - and open bay warehouse
- ◆ Ample Parking
- ◆ Zoned CM
- ◆ Sale Price: \$2,999,500
- ◆ Lease Rate: \$.25/sf - \$.40/sf NNN - Building;
\$.06/sf NNN for yard space;

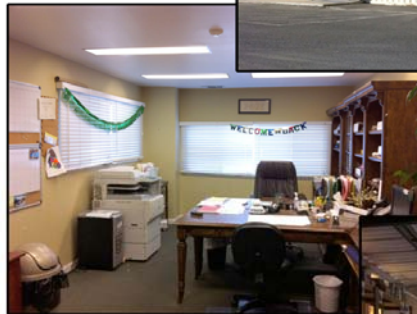
Stafford-McCarty Commercial
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Summary

This property has offers great flexibility for yard space, office and warehouse space. The facilities include a large industrial building that houses two nicely finished office suites, a finished shop area as well as traditional warehouse space and open bay warehouse space. The building is surrounded by open yard space. Owner is willing to lease the entire yard, or smaller portions (rate varies depending on length of lease and the space leased).

Parcel Characteristics	
APN:	117-770-013
Legal Description:	Per title report
Land Use Zone:	Commercial Manufacturing
Building Gross Square Feet:	+/- 12,500
Lot Gross Square Feet:	343,253
Utilities:	Well and Septic



Steve McCarty – Steve Davis

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