

**+/- 12,100 sq. ft.**  
**Warehouse/Distribution Facility**  
**1376 West Main Street – Santa Maria, Ca**

**For  
Sale**



**Contact:**

**Steve McCarty**  
DRE# 00977930

**Steve Davis**  
DRE# 01843738

**Offering:**

- ◆ Excellent Street Visibility, Free Standing Building
- ◆ 12,100 sq. ft. on a 34,198 sq. ft. parcel, on site parking
- ◆ 1,280 sq. ft. of office
- ◆ Highway 166 Cross-town traffic corridor to US 101
- ◆ Flexible M1-PD zoning
- ◆ \$760,000 (\$60 per sq. ft.)

Stafford-McCarty  
Commercial Real Estate  
641 Higuera St., Suite 201  
San Luis Obispo, CA 93401  
805-543-1801  
[www.staffordmccarty.com](http://www.staffordmccarty.com)



## Summary

Well located, free standing warehouse/distribution facility. Excellent visibility. On site parking and yard. Clear span construction.

### Parcel Characteristics

APN:	117-200-015
Legal Description:	Per title report
Land Use Zone:	M1-PD
Power:	240 Volts, 400 Amps 3 Phase
Building Type:	Steel, clear span construction
Utilities:	Available
Parking:	On site, front and side of building
Land Area:	+/- 32.500 s.f.

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*"...an extremely functional Santa Maria distribution/warehousing facility."*

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### Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 \* 805-543-1801 (voice) \* 805-543-1857 (fax)  
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*Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

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