

2,288 to +/- 19,300 sf Available Additional 49,700 sf in Development Platino Industrial Park - Santa Maria

**Lease Rate:
\$.39/sf gross!**

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Property Features:

- ◆ Offices and warehouse available mid-January, 2012:
 - Office space 2,288 sf
 - Warehouse space from 8,212 sf to 17,012 sf available
- ◆ 10 building industrial park; 6 buildings built, and 4 in planning stages. Build-to-suit opportunities available.
- ◆ Property Lies within the Santa Maria Foreign Trade Zone
- ◆ Well established business location with easy truck access
- ◆ All buildings have ample power and most have truck wells.

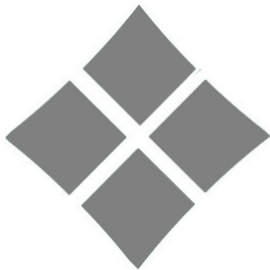
Stafford-McCarty Commercial
Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com



Summary

2936 Industrial Parkway is a well established business location and working industrial park offering warehouse and office units. There is good circulation and ample power availability. The facilities are part of a 9.9 acre multi-building industrial complex.

“A great opportunity to lease an industrial space in the heart of Santa Maria’s transportation corridor.”



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Property Characteristics

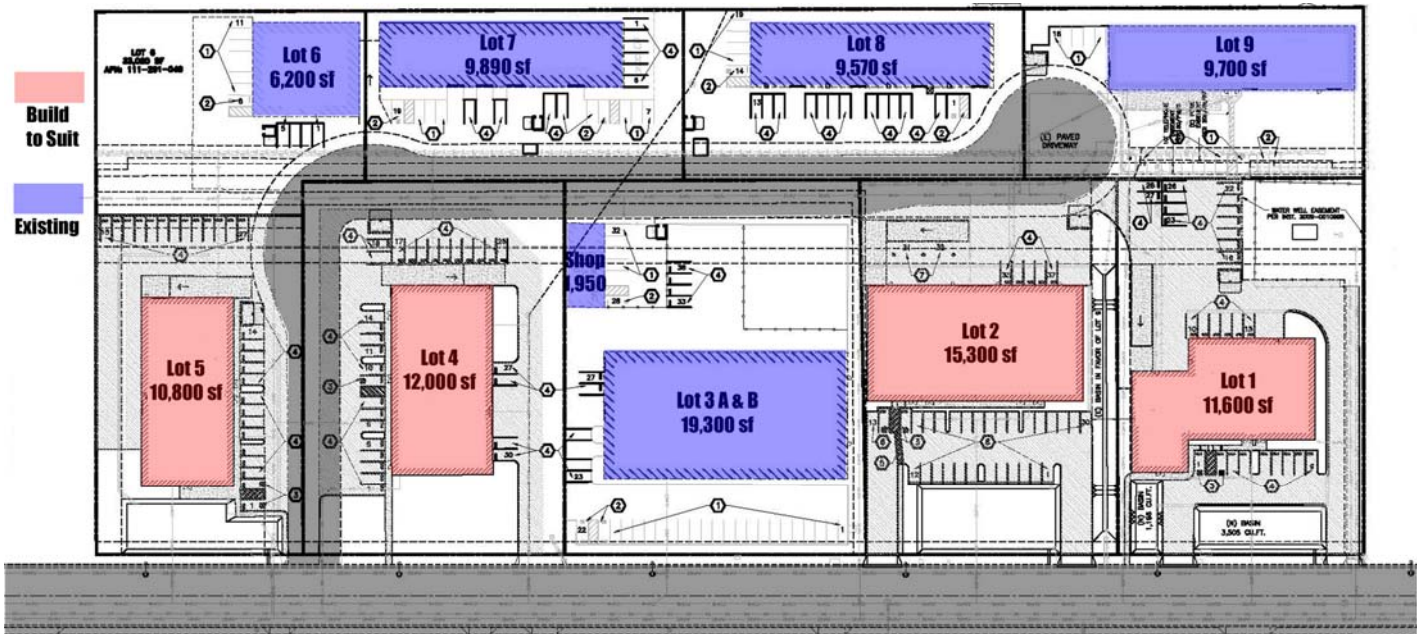
Property Description: Free-Standing Buildings on Separate Parcels. Metal Construction. Presently 9 Parcels, 5 with Buildings, 1 Free-Standing Shop Building.

Land Use Zone: Light Manufacturing M1-PD

Overall Industrial Park Area: 9.9 Acres

| Parcel | Size | Building sf | Status | Available | Lease Rate |
|---------------|---------|-------------|---------------|--------------|------------------|
| Lot 1: | 1.33 ac | 11,600 sf | Build to Suit | Summer 2012 | |
| Lot 2 | 1.37 ac | 15,300 sf | Build to Suit | Summer 2012 | |
| Lot 3A: | | 8,800 sf | Available | January 2012 | \$.39/sf - gross |
| Lot 3B | | 8,212 sf | Available | January 2012 | \$.39/sf - gross |
| Lot 3 Offices | | 2,288 sf | Available | January 2012 | \$.39/sf - gross |
| Lot 3 Shop | | 1,950 sf | Leased | | |
| Lot 4 | 1.40 ac | 12,000 sf | Build to Suit | Summer 2012 | |
| Lot 5 | 1.0 ac | 10,800 sf | Build to Suit | Summer 2012 | |
| Lot 6 | .76 ac | 6,200 sf | Leased | Now | |
| Lot 7 | .78 ac | 9,890 | Leased | Now | |
| Lot 8 | .83 ac | 9,570 | Leased | | |
| Lot 9 | .83 ac | 9,700 | Leased | Now | |

Parking: Varies per Parcel



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