

2936 Industrial Parkway - Santa Maria
Lot 9: Build to Suit +/- 9,950 sq. ft.
Offices: 2,288 sq. ft.

**FOR
LEASE**

Contact:

Steve McCarty
DRE# 00977930

Steve Davis
DRE# 01843738



Property Features:

- ◆ Shop and offices ready to lease. Shop has secure yard space
- ◆ Lot 9 Build-to-Suit Opportunity available
- ◆ Property Lies within the Santa Maria Foreign Trade Zone
- ◆ Well established business location
- ◆ Easy truck access
- ◆ A 9 parcel industrial park offering existing and build-to-suit opportunities
- ◆ Prices vary – see individual project pages that follow.

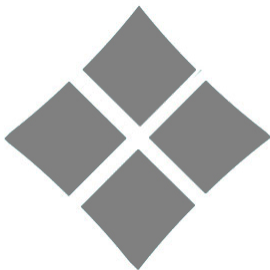
Stafford-McCarty
Commercial Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com



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.”



Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 * 805-543-1801 (voice) * 805-543-1857 (fax)
www.staffordmccarty.com

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.

Property Characteristics

| | |
|----------------------------------|---|
| Property Description: | Free-Standing Buildings on Separate Parcels. Metal Construction. Presently 9 Parcels, 3 with Buildings, 1 Free-Standing Shop Building. |
| Land Use Zone: | Light Manufacturing M1-PD |
| Overall Industrial Park Area: | 9.9 Acres |
| Parcel and Improvement Schedule: | Lot 1: 1.33 ac Build to Suit Lot 2: 1.37 ac Build to Suit Lot 3: 19,200 sf A and B units, (i) 2,288 sq. ft. Office, (i) 1,950 sq. ft. Shop Building Lot 4: 1.4 Build to Suit (Presently Paved) Lot 5: 1.0 ac Build to Suit Lot 6: .76 ac 6,200 sq. ft. Building Lot 7: .78 ac 9,600 sq. ft. Building Lot 8: .83 ac 9,600 sq. ft. Building Lot 9: .83 ac Build to Suit |
| Parking | Varies per Parcel |



Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 * 805-543-1801 (voice) * 805-543-1857 (fax)

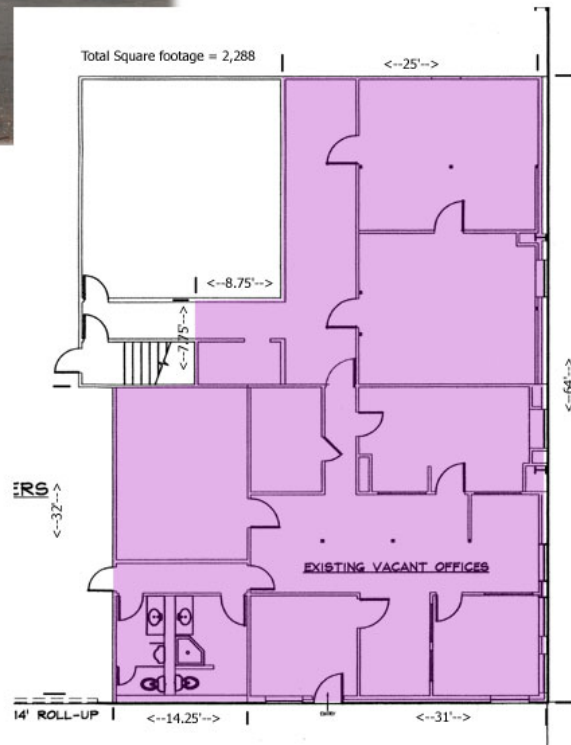
www.staffordmccarty.com

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.

Offices

The front building (containing units A & B) has 2,288 square feet of office space for lease. Lease rate is \$1,350/month NNN

| Offices - \$ 1,350/month plus NNN | |
|-----------------------------------|---|
| Gross Square Footage: | 2,288 sq. ft. |
| Electrical: | 1 Meter for building, |
| Restrooms | 2 Restrooms |
| Zoning | Light Manufacturing M1-PD |
| Special Features: | Options for significant extra parking and yard space Easy access |



Stafford-McCarty Commercial Real Estate

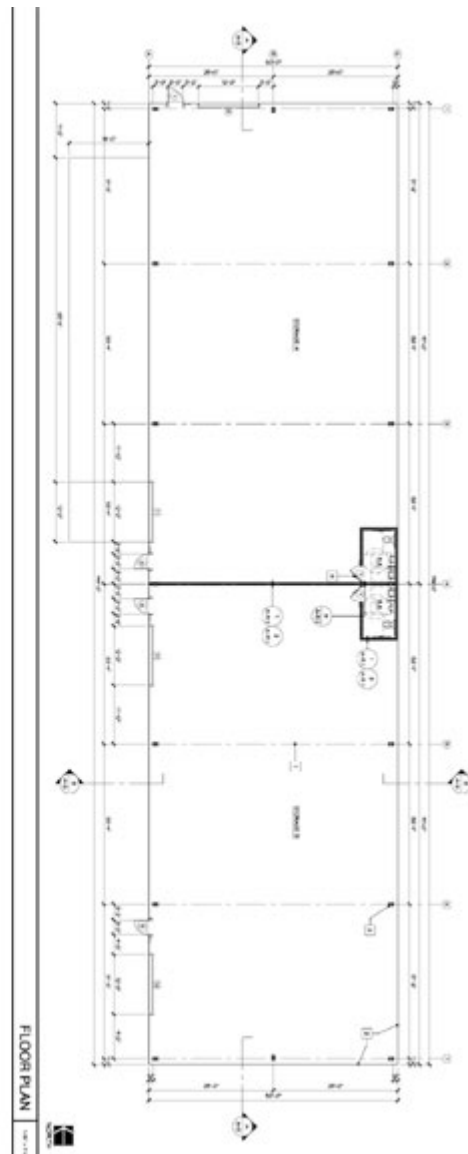
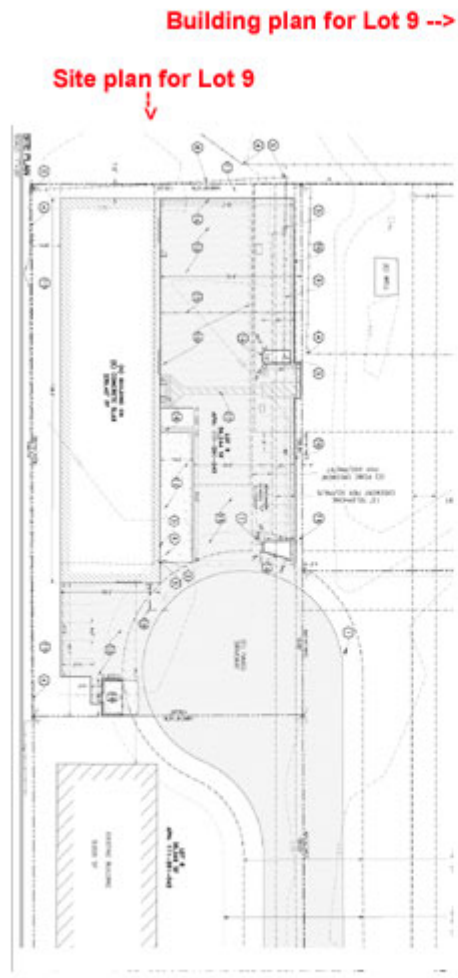
641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 * 805-543-1801 (voice) * 805-543-1857 (fax)
www.staffordmccarty.com

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.

Lot 9 – Build to Suit

New metal building being constructed on lot 9. 9,950 square feet. Lease rate is \$.59/sq. ft. per month plus NNN

| New Build-to-Suit Building - \$.75/sq. ft. per month plus NNN | |
|--|---|
| Gross Acreage: | .83 acres |
| Building Size | 9,950 sq. ft |
| Restrooms | 2 Restrooms |
| Zoning | Light Manufacturing M1-PD |
| Special Features: | Loading Dock, option to divide building |



Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 * 805-543-1801 (voice) * 805-543-1857 (fax)
www.staffordmccarty.com

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.