

## Industrial Yard for Sale or Lease 545 Sandydale Road, Nipomo, CA

**For  
Sale  
or  
Lease**

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## For Sale or Lease

- Currently +/- 50,094 sq. ft. of Industrial Yard space in Nipomo.
- Property is zoned CS.
- Yard is fenced into two areas.
- Approved Plans for commercial project
- Close to the proposed Willow Road Interchange
- Purchase Price - \$750,000
- Lease rate - \$7,515/month NNN

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)



**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.*



## Summary

This parcel is just over an acre of industrial yard space. Current fencing allows the yard to be divided into multiple users. There are approved plans for a commercial project on this site. Plan overview at the end of this packet with more complete plans available upon request.

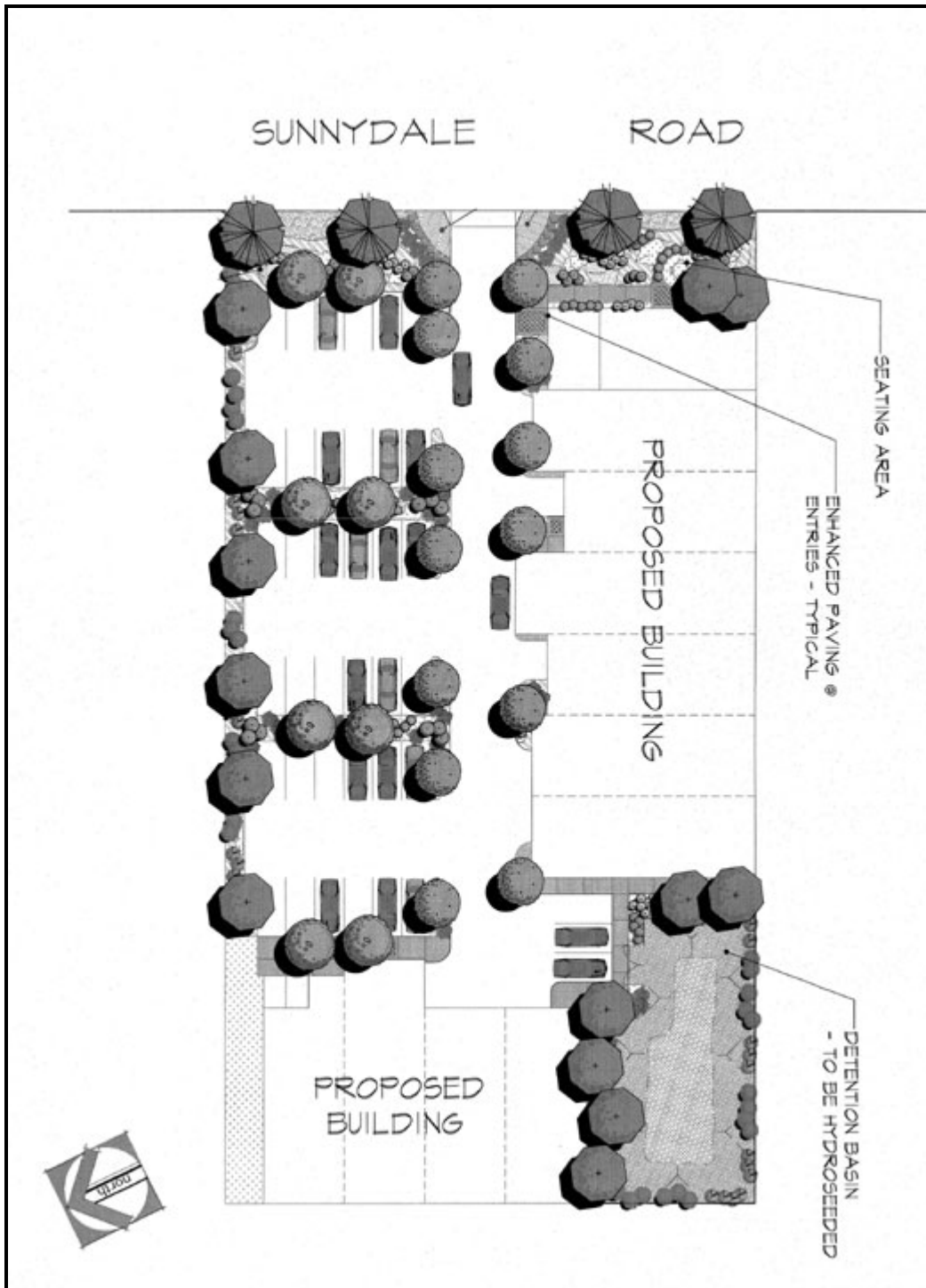
Zoning:	CS – Commercial Services
Lot Square Footage:	+/- 50,094 sq. ft.
APN	091-326-051
Special Features:	Level yard space close to 101 and the proposed Willow Road Interchange



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