

## Up to 30,000 s.f. of Warehouse 825 Buckley Rd., San Luis Obispo

**For  
Sub-  
Lease**

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### Property Features:

- ◆ A superb warehouse up to +/-30,000 square feet near the intersection of Broad (Highway 227) and Buckley Road.
- ◆ 20' x 24' roll-up door-- easy access for large trucks
- ◆ Separate employee access with keycard control.
- ◆ 25 foot ceilings. Option for access to ceiling crane(s)
- ◆ 440 Volt 3 Phase power available
- ◆ Adjacent to the San Luis Obispo Airport.
- ◆ Ample parking for employees and customers.
- ◆ \$.70/Sq. Ft. gross (includes utilities) or \$.55/Sq. Ft. 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)



## Summary

Rare in San Luis Obispo, +/- 30,000 sq. ft. of industrial warehouse space available for sub-lease. Large roll-up door with truck dock access. Open floor space with approx. 40' between columns. Access to ceiling cranes can be made available.

### Key Features:

Assessor Parcel Number:	076-063-025
Unique Features:	Overhead Crane, 32' Ceiling Height at Peak, Truck Dock Access
Land Use Zone:	M1
Available Square Footage:	Approximately +/-30,000 sq. ft., 40' between Columns
Parking Spaces:	20 On Site and 50 to 70 in lower parking lot

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*"This property presents a rare opportunity to lease a large industrial warehouse space near San Luis Obispo and the airport"*

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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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