

2.32 acre Industrial Lot for Sale or Lease  
N.E. corner of Cuyama Lane and Lorenz Court,  
Nipomo, CA

**For  
Sale  
Or  
Lease**

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**For Sale or Lease**

- Two parcels totaling +/- 101,727 sq. ft. available for sale in Nipomo.
- Property is zoned CS.
- Easy access to US 101.
- Purchase Price - \$757,944. (\$7.50 per gross s.f.)
- Lease Rate - \$5,086/month (\$.05 per gross s.f.)

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

Seldom seen on the market, a 2.32 acre industrial parcel with close proximity and easy 101 access.

|                     |   |
|---------------------|---|
| Zoning:             | CS – Commercial Services  |
| Lot Square Footage: | +/- 101,727 sq. ft.   |
| APN                 | 090-302-031 and 090-302-032, San Luis Obispo County                                   |
| Special Features:   | Industrial parcel with easy 101 access. Bridge access across seasonal drainage canal. |



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