

+/- 19,902 sq. ft. of Warehouse
Dioptrics Building - 125 Venture Drive
San Luis Obispo, CA

**For
Lease**

Contact:
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For Lease

- 19,902 sf of warehouse and manufacturing (a portion of a 116,548 sq. ft. facility)
- 2 grade level roll-up doors; potential loading dock
- Separate lobby entrance
- 26' minimum clear height
- Zoned M
- +/- 18,744 of non-contiguous office space also available for lease
- Warehouse Lease Price - \$.70 NNN for warehouse and manufacturing (NNN's estimated at \$.16/sf)

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



Summary

This facility is the most pristine property in the greater San Luis Obispo area. 19,902 sf of warehouse constructed with 26' minimum clear height. Separate electrical service. Secure yard space and ample reciprocal parking. Separate store front entrance and lobby.



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Property Specs	
Address	125 Venture Lane
APN	053-259-003
Lot Area (acres)	9.34
Concrete Tilt-up Construction	
Zoning	M
Building Size	
Total Building Square Footage	116,548
First Floor SF	98,018
Warehouse	
Manufacturing/ Warehouse SF	19,902
At-grade doors	2
Truck dock potential	
Parking	
Total Parking Spaces On-site	+/- 220
Clear Height in Warehouse	
Center of Building	+/- 31'3"
Under roof truss at outside wall	+/- 26'
Water & Septic	
Water provided by two wells; one on-site (10 gpm) and one off-site (25 gpm)	
Third option (non-city) in place	
Facility operates its own septic system	
Enough space intact for secondary leach field	
Fire Suppression	
Facility is served by on-site 300,000 gallon pond. Fire pump has 480V, 1200 amp service. EFSR (Extra Fast Suppression Response) system to handle high piled storage of combustible materials.	
Space Conditioning	
Office space conditioned with 34 zones	
Warehouse and Manufacturing Space is not conditioned	
Data	
Fiber Optic connection to Building	
Power	
480v, 400 amp service at the west end of the warehouse.	
Warehouse Lighting	
400W metal halide high bay	

The building is also offered for sale at \$13,920,000. Approximately 78,047 sq. ft. has just been leased to a national defense contractor on a five year lease.

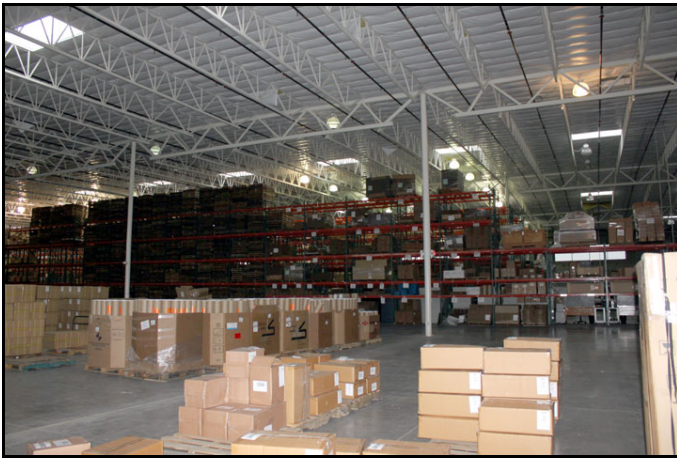
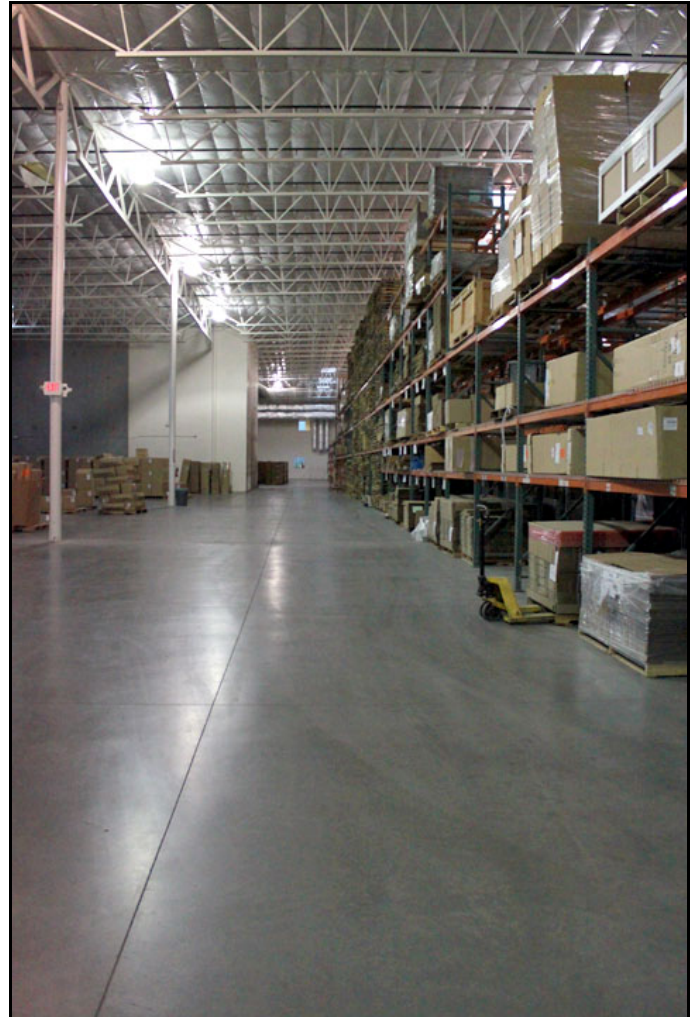
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125 Venture Drive, San Luis Obispo, CA

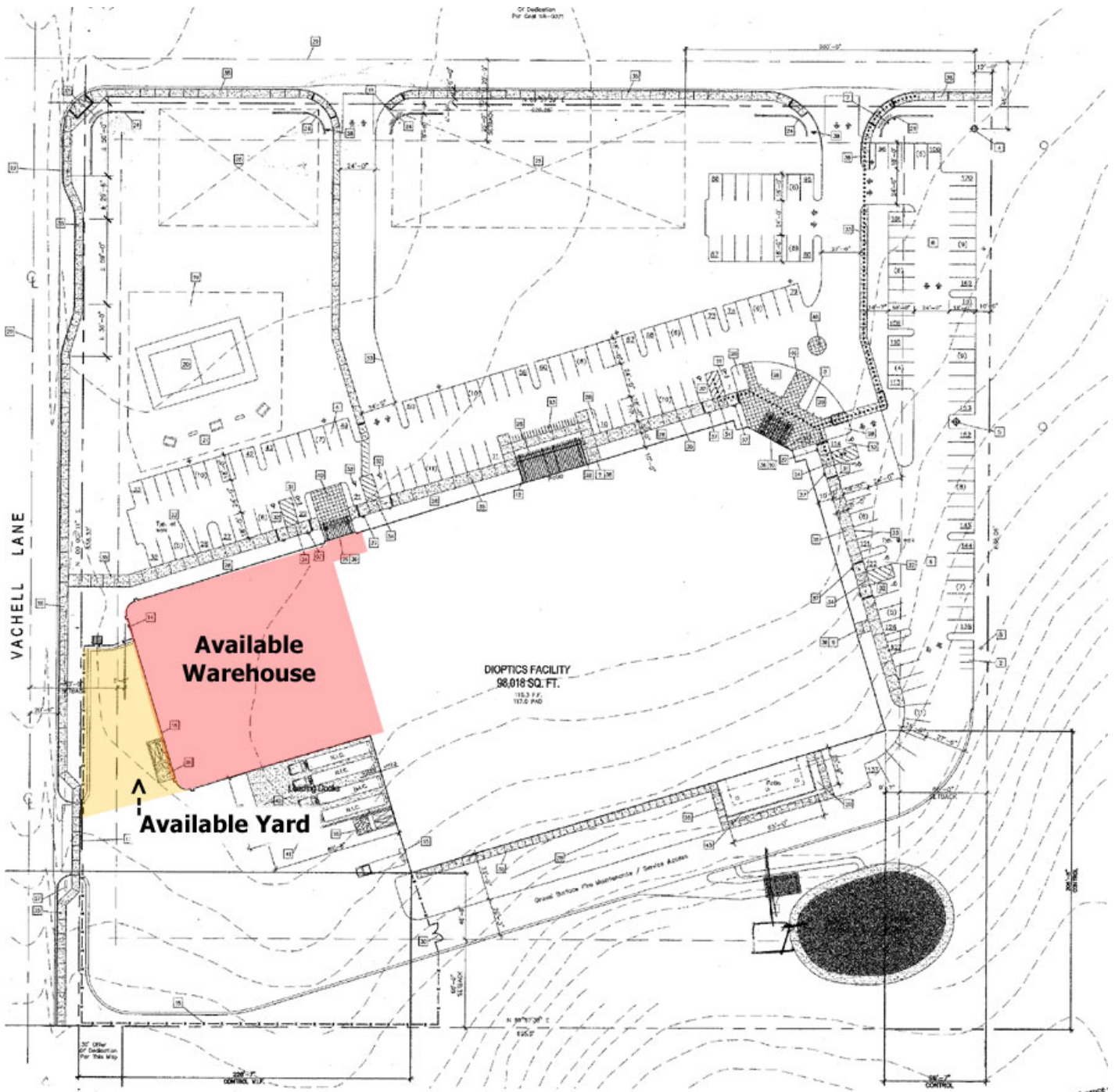


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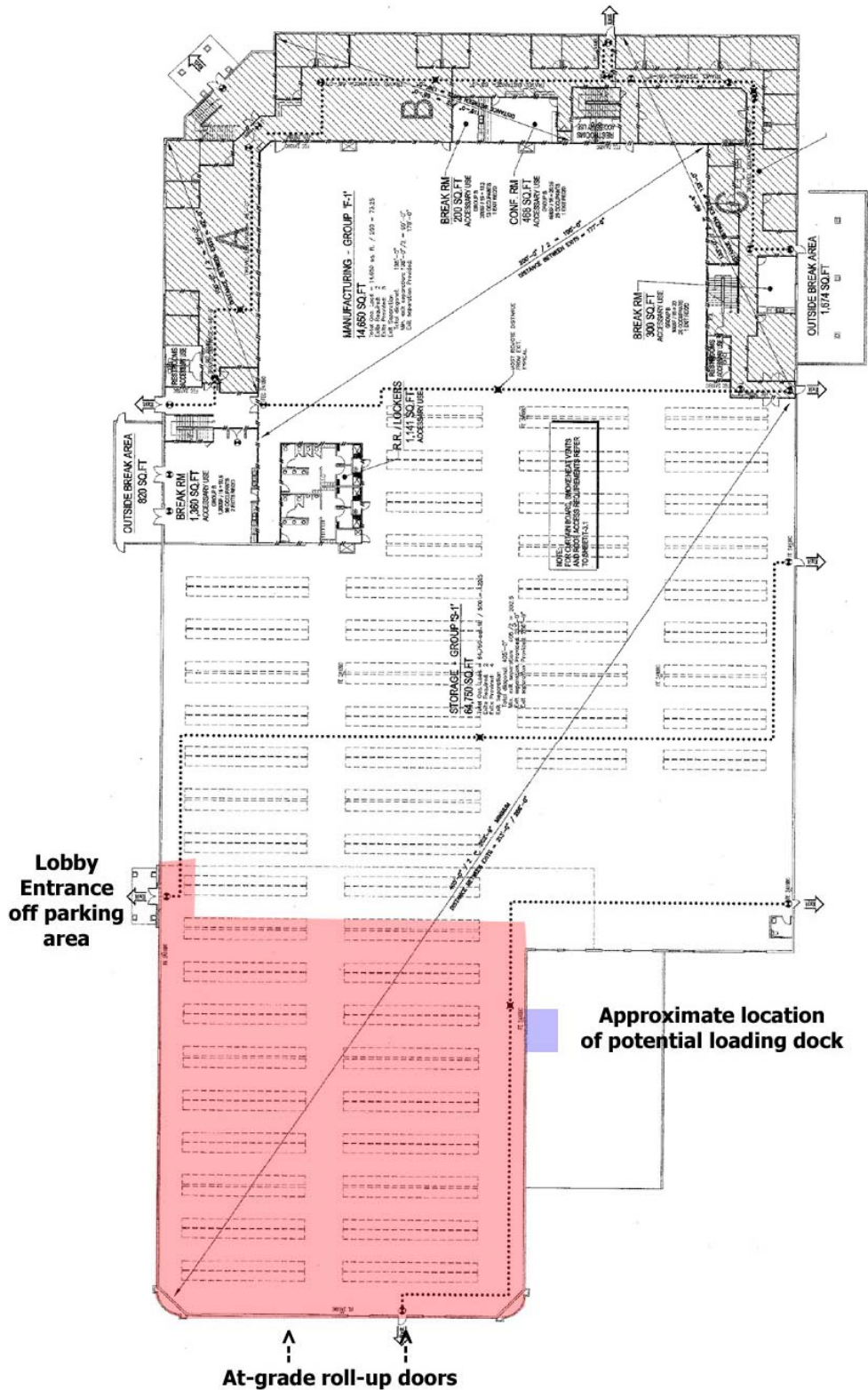
Site Plan

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