

2240 South Thornburg Santa Maria, CA

***For
Lease***

Contact:
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Property Features:

- ◆ Retail/Warehouse Property Consisting of Two (2) Buildings Totaling Approx. 14,480 sq. ft.
- ◆ Flexible and Wide Range of Allowed Uses/CM Zoning (Commercial Manufacturing)
- ◆ Excellent Location in Heart of Santa Maria
- ◆ Positioned in the Distribution/Transportation Corridor
- ◆ Truck Well/Loading Dock
- ◆ 27 Parking Spaces on a +/-30,492 sq. ft. Parcel
- ◆ Reasonably Priced at 12,392 per month NNN (\$1.00/sq.ft. for office space and \$.75/sq.ft. for warehouse space)

Stafford-McCarty
Commercial Real Estate
641 Higuera St., Suite 300
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com

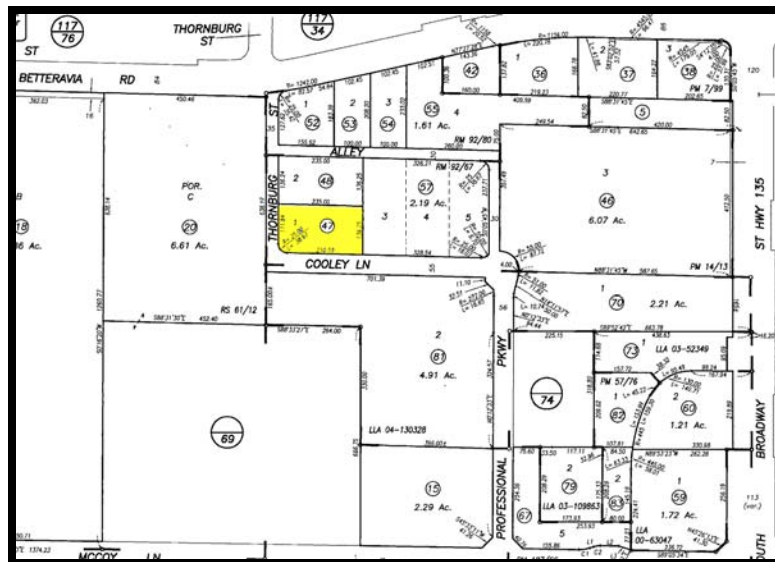
Summary



This is a well-maintained retail/warehouse/storage property. The property consists of 2 metal buildings with an aggregate of over 14,000 sq. ft. Main building: 9,431 sq. ft. with approximately 7,027 sq. ft. of improved office and showroom. Second Building: 4,750 sq. ft. of warehouse. The 0.70 ac. level site provides 27 parking spaces and a--key feature for the market-- truck well/dock as well as a smaller secured yard. There is an on-site retention basin. The buildings' high bay and open design allows great flexibility for current or alternative uses.

| Parcel Characteristics | |
|------------------------------|---|
| APN: | 111-060-47 |
| Legal Description: | Per title report |
| Land Use Zone: | CM Commercial Manufacturing |
| Parcel Gross Square Footage: | Approximately +/- 32,000 sq. ft. |
| Electrical: | 3 Phase, 400 amps with 200 amp sub panels in each bldg. |
| Possible Divisibility: | Depending on usage, verify with City of Santa Maria |
| Site Coverage: | 47.49% |
| Special Features: | Truck well High Bay Warehouse 20'-24' Under Roof |

"A rare opportunity to lease multiple free-standing buildings with a truck well in the heart of Santa Maria's industrial corridor."



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2240 Thornburg, Santa Maria

Property History: The original of the two buildings, including the showroom, offices and storage was built around 1989. The other improved building, a warehouse, was constructed around 1999. There was no prior use of this site.

Property Zoning: CM (Commercial Manufacturing) with two office / warehouse buildings

Total gross/net building area: 14,181 square feet. About 7,027 square feet is improved showroom, office and work area spaced evenly on two levels. Remaining 7,154 square feet is open and shop area with warehouse door access.

Main building: 9,431 square feet with 7,027 square feet of office showroom. And 2,404 of warehouse / shop space with 19 ft. overhead warehouse door.

Second Building: freestanding 4,750 square foot storage warehouse with 17-foot steel overhead warehouse door and restroom. Area includes partial mezzanine deck.

Parking spaces: 27

Secured fence: area between both buildings

Land Area: 32,00 square feet (+/- .073 acre)

Land to floor area ratio: 2.3:1

Site Dimension and Area: rectangular shaped parcel with 136.25 feet of frontage on Thornburg Street and 235 feet on Cooley Lane

Topography: Site is level and slightly above grade. No drainage problems. Property has on site drainage basin as required by City of Santa Maria

Foundation: 6" steel reinforced concrete slab

Structure: Concrete block stem walls / steel I beam frame with fire retardant walls on north and east side

Exterior walls: corrugated steel

Roof: Corrugated steel over frame

Ceiling heights: 20-24 feet in storage areas / 8 to 10 office / restroom areas

Heat / Air: HVAC

Fire Protection: None

Insulation: To Code

Electrical: 3-phase 400 amp with 200 amp sub panels to each building

Highest and best use per appraisers: Current Use

Flood Zone: Zone X, Community-Panel Number 060336 0010D, dated May 7, 1996 Flood insurance not required

Assessors parcel Number: 111-060-47

Services: Municipal water and sewer services

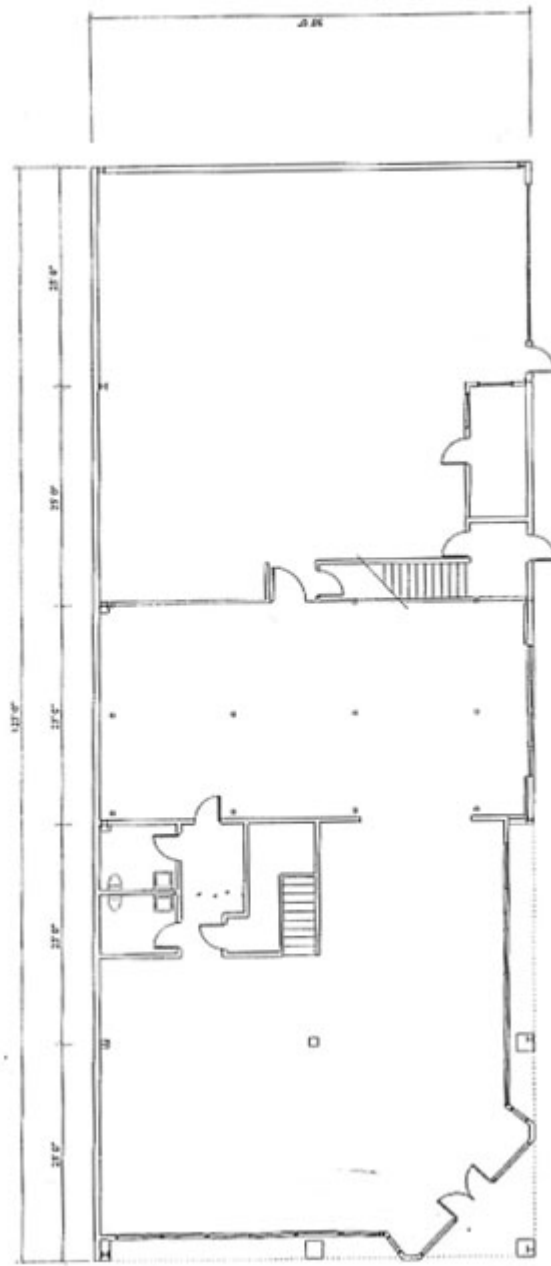
Environmental Reports: Last environmental report done December 2004: No negative findings. No history of oil exploration or pipelines or storage on the property.

Note: All measurements are best estimates and are derived from assessors and appraisers reports.

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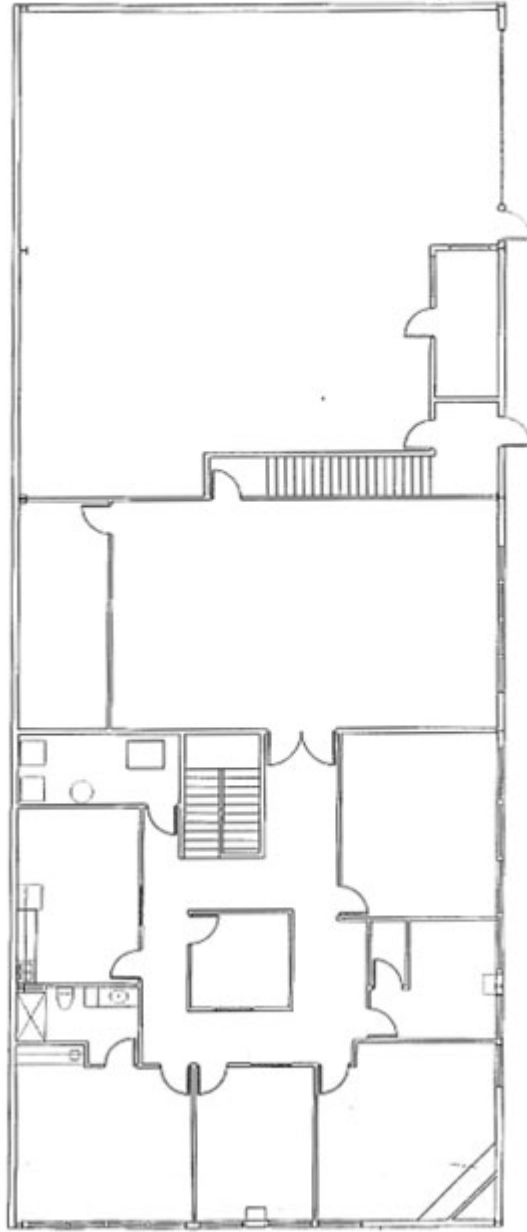


FIRST FLOOR PLAN

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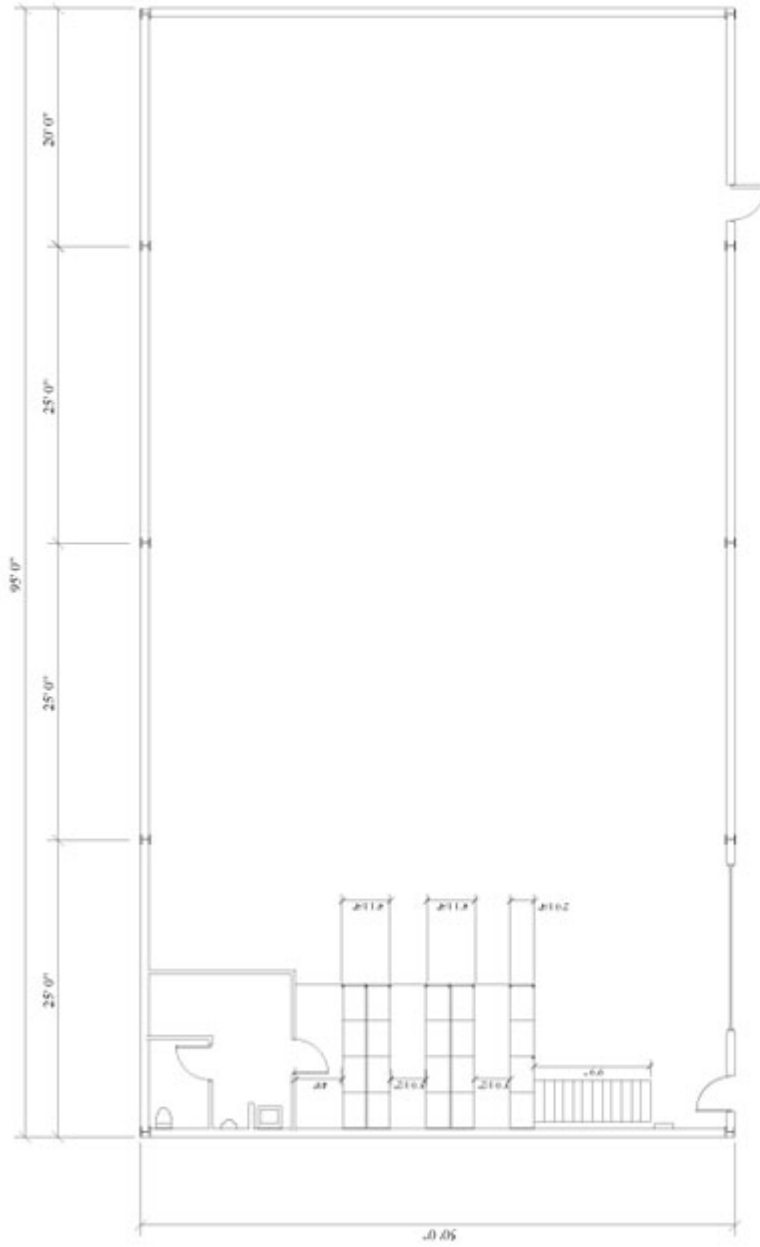


SECOND FLOOR PLAN

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WAREHOUSE FLOOR PLAN

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