

## 2125 Vanderlip Court Paso Robles, CA

**FOR  
SALE  
OR  
LEASE**

**Contact:**  
**Steve McCarty**  
DRE#: 00977930

**Steve Davis**  
DRE#: 01843738



### *Property Features:*

- ◆ Quality Industrial property zoned light industrial constructed in 2007
- ◆ +/- 7,449 sq. ft. total building square footage with two offices already built out.
- ◆ Two additional office/storage spaces built as mezzanine above downstairs offices.
- ◆ Easy truck access to roll-up doors
- ◆ Building is constructed so it can be easily divided into units of +/-4,050 and +/-3,399 sq. ft. with separate entrances and offices. Spaces can be leased individually.
- ◆ Well established business location
- ◆ Power drops located throughout the work area
- ◆ Ample parking
- ◆ \$.55/sq. ft. gross to lease or \$1,050,000 to purchase

Stafford-McCarty  
Commercial Real Estate  
641 Higuera St., Suite 300  
San Luis Obispo, CA 93401  
805-543-1801  
[www.staffordmccarty.com](http://www.staffordmccarty.com)



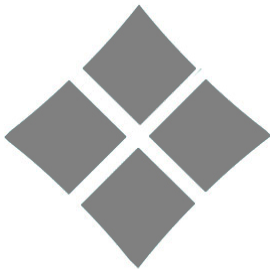
## Summary

2125 Vanderlip Court is an ideal industrial property. Zoned light manufacturing, it built with two separate offices downstairs (1,062 sq. ft.), two additional offices or storage areas on a second floor mezzanine (1,137 sq. ft.) and has multiple power drops throughout the floor area. High ceilings (20' at the eaves and 28' at the ridge) and two roll-up doors make this a very versatile facility. Floor area is 5,250 sq. ft. Building can be divided into two separate spaces and leased individually.

### Property Characteristics

Gross Square Footage:	7,449 sq. ft.
Electrical:	3 Meter Main Panels Total Building House: 1-100 amp 1 phase Unit A: 200 amp meter main 3 phase 1-200 amp 3 phase load center sub panel 3-100 amp 3 phase sub panels Unit B: 200 amp meter main 3 phase 1-200 amp 3 phase load center sub panel 3-100 amp 3 phase sub panels
Restrooms	2 Restrooms
Zoning	Light Manufacturing
Special Features:	Building is constructed to be easily divisible into two separate units.

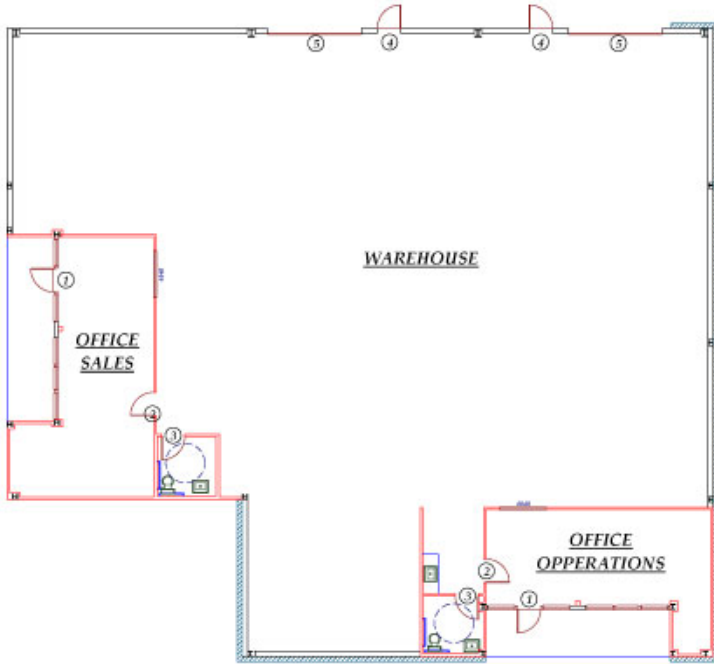
*"A great opportunity to lease or own a premium industrial space next to the Paso Robles transportation corridor."*



### Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 300, San Luis Obispo, CA 93401 \* 805-543-1801 (voice) \* 805-543-1857 (fax)  
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.*



Vanderlip Ct.



**Stafford-McCarty Commercial Real Estate**

641 Higuera Street, Suite 300, San Luis Obispo, CA 93401 \* 805-543-1801 (voice) \* 805-543-1857 (fax)  
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.*