

(+/-) 29 Acres, Industrial 1811 Betteravia Road Santa Maria, CA 93454

**FOR
SALE**

Contact:
Steve McCarty
DRE#: 00977930
Steve Davis
DRE#: 01843738



Property Features:

- ◆ Key Future E Street Location in new Industrial Area
- ◆ Neighboring Agricultural Users with Rail Availability
- ◆ Wells and domestic connections
- ◆ Assets: 9,385 Industrial Building, 13,747 s.f. former cooler and other income producing buildings
- ◆ 20 acres presently leased to strawberry operations
- ◆ Approximate present annual income \$136,000

Purchase Price: **\$5,955,000**

Stafford-McCarty
Commercial Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
805-543-1801
www.staffordmccarty.com
DRE#: 01240829

Summary



The subject property has a mix of new and older buildings all suitable for industry and agricultural applications. This asset is located in the Area 9 planning area and has 4 major valuation components: Open ground presently leased, a free standing Industrial building with paved secure yard, a former cooler/warehouse and a Ranch Office/Residence with large shed. Split zoning between M1 and HCM AG zoning. Existing income of approximately \$136,000. Total acreage +/- 29 acres.

“A rare opportunity to purchase a larger industrial parcel in the Santa Maria Valley.”

1811 Betteravia Assets

Overall Property Description:	<i>A mix of new and older functional warehouses and open ground</i>
Asset A: Open Ground	<i>Approximately 20 acres of prime ground is presently leased for berry and strawberry production</i>
Asset B: Industrial Building	<i>Approximately 9,900 sq. ft. of industrial manufacturing building on approx. 1.25 acres</i>
Asset C: Former Cooler/ Warehouse	<i>Approximately 13,747 sq. ft. of industrial manufacturing building with docks and large roll up doors</i>
Asset D: Ranch Office/ Residence	<i>Approximately 1,900 sq. ft of ranch house/office</i>



Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, 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.

Open Ground in Production

Asset A: Open Ground	
Gross Acreage:	Approximately +/-20 Acres
Soil Types:	CuA Corralitos loamy sand, BmA Betteravia loamy sand, OcA Oceano sand, SeD Salinas and Sorrento loams, SIA Sorrento sandy loam, TcG Terrace escarpments
Well Information: (to be verified)	Electric 50 hp, 500' depth, 120' standing water, 600 GPM
Zoning:	PD/M-1 and PD/CM AG
Special Features:	Land in production: +/- 12 acres at the south and +/- 8 acres at the north



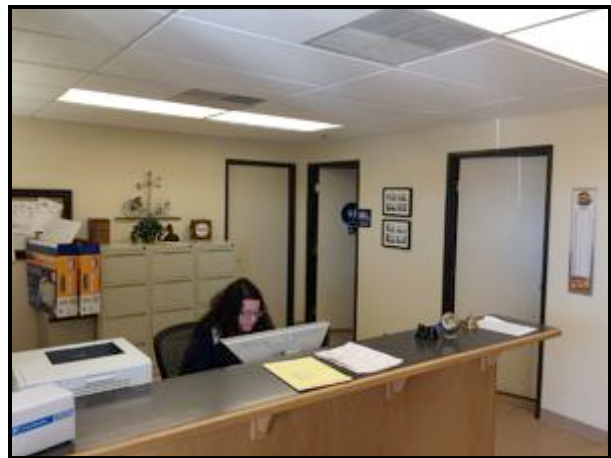
Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, 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.

Improved Industrial Building

Asset B: Industrial Building	
Gross Acreage:	Approximately +/-1.25 Acres
Building:	Approximately 1,672 sq. ft of conditioned office Reception, 3 offices 2 half baths, conference and break room Approximately 8,000 sq. ft. of shop area
Year Built:	2007
Fire Sprinklers:	Yes
Special Features:	Shop height +/- 20', fenced and paved secure yard



Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, 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.

Warehouse/Former Cooler Building with Dock

Asset C: Industrial Building	
Gross Acreage:	Approximately +/- 3 Acres
Building:	Approximately 13,747 sq. ft.
Year Built:	1986-88
Fire Sprinklers: (presently on well but may need to be connected to municipal water)	Yes
Special Features:	Insulated former cooler, docks



Ranch Office/Residence

Asset D: Ranch Office/Residence	
Building:	Approximately 1,900 sq. ft. with 2100 sq. ft. shed
Year Built (substantial remodel):	1992



Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, 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.