

+/- 2,740 sq. ft. of Office and Warehouse Space

**3076 Duncan Lane
Obispo, CA 93401**

**For
Sale**



Contact:
Steve McCarty
DRE# 00977930

Steve Davis
DRE# 01843738

For Sale

- +/- 2,754 sq. ft. of older office and warehouse space
- Warehouse: 2,370 sq. ft.
Office: 384 sq. ft.
- Approximately 20,940 sq. ft. of land.
- Zoned: M-Manufacturing, Rail Adjacent
- Purchase Price: \$495,000

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



Summary

This asset is very unique to San Luis Obispo due to its relatively small size, fenced outside storage and being zoned Manufacturing. It is located to the north of Orcutt Road and adjacent to rail.

Property Characteristics

Zoning:	M - Manufacturing
Gross Square Footage Land Area:	+/- 20,940 sq. ft.
Assessor Parcel Number:	053-203-0001 San Luis Obispo County
Special Features:	Gated yard, outside storage
Flood Hazard:	Zone X



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.

3076 Duncan Lane, San Luis Obispo, CA

Property Characteristics	
Square footage	+/- 384 sq. ft.
Office Space	Yes
Restroom	1
Private Offices	1
Warehouse Building	
Square footage	+/- 2,370 sq. ft.
Warehouse Space	Yes
Roll-up Door	1
Shed	
Square footage	265 +/-sq. ft.



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