

# FOR SALE OR LEASE INDUSTRIAL WAREHOUSE BUILDING



## 317 North Depot Street | Santa Maria, CA

This is a hard-to-find Free-standing Industrial Building with a Fenced Yard. Located in the NW Sector of Santa Maria, this +/-19,500 square foot building is situated on +/-34,411 square feet of CM Zone land. Constructed of concrete block, the building was built in two phases. The building has varying clear-height. The property will be available for occupancy in October.

Jerry Schmidt  
805.928.2800 ext. 107  
Jerry@PacificaCRE.com  
Lic #0095042

Pat Palangi  
805.928.2800 ext. 105  
Pat@PacificaCRE.com  
Lic #01105680

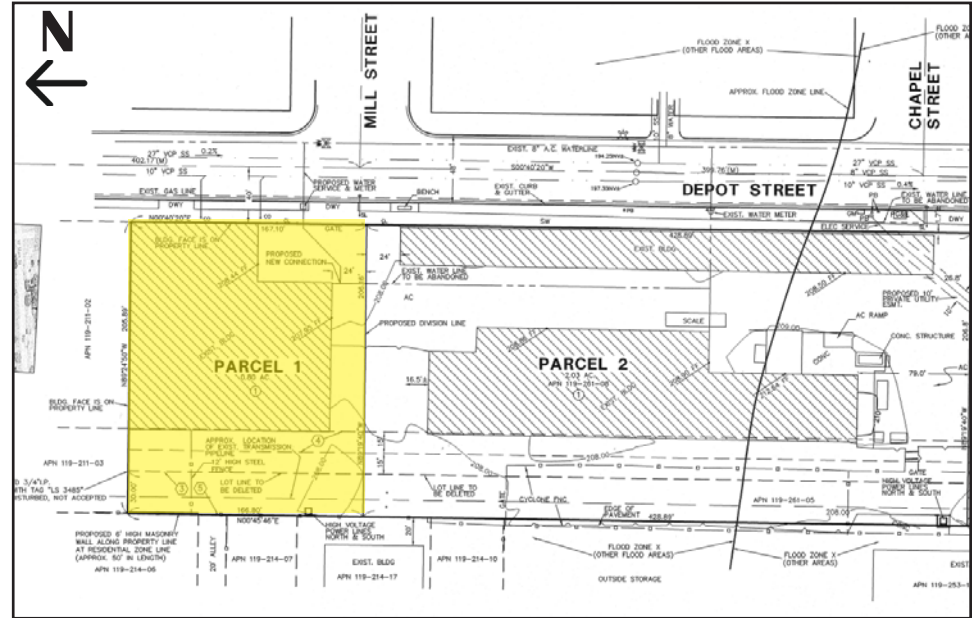
Mike Kelly  
805.928.2800 ext. 113  
Mike@PacificaCRE.com  
Lic #01800988

2520 Professional Parkway | Santa Maria, CA 93455 | PacificaCommercialRealty.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.

# FOR SALE OR LEASE 317 N. Depot Street | Santa Maria, CA



PROPERTY INFORMATION	
Sale Price	\$2,150,000
Lease Price	\$0.75/SF/Month, NNN
Building Size	±19,500 SF
Land Size	±34,411 SF
APN	119-261-028
Zoning	CM
Restroom	2 (Non-ADA)
Lighting	Throughout
Doors	3 GL (12' x 14')