

# FOR SALE OR LEASE Showroom and Warehouse Space



1158 West Betteravia | Santa Maria, CA

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2520 Professional Parkway | Santa Maria, CA 93455 | [PacificaCommercialRealty.com](http://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.

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## Lease Details

- Lease Rate: \$1.10/SF/Mod. Gross
- Term: 3-5 Years
- Available: Now

## Sale Details

- Purchase Price: \$2,400,000
- Terms: Cash or CTNL

## Property Details

- Building Size: +/-11,944 SF
- Zoning: PD-CM
- Clear Height: 13 Feet
- Roll-up Doors: Four (4) 10' x 10' ground level doors
- Parking: 27 On-site Parking Spaces
- Power: +/-400 Amp, 220 V, 3 phase 4 wire

Highly visible and well-located concrete tilt-up industrial building with showroom and warehouse space. Showroom space has a separate roll-up door, dedicated restroom and is heated and air-conditioned. Property also has a secure yard with rolling gate. Ideal property for a flooring company, paint store, tile company, equipment sales company or others that desire showroom & warehouse space. Call listing agent for showing instructions; building is now vacant.

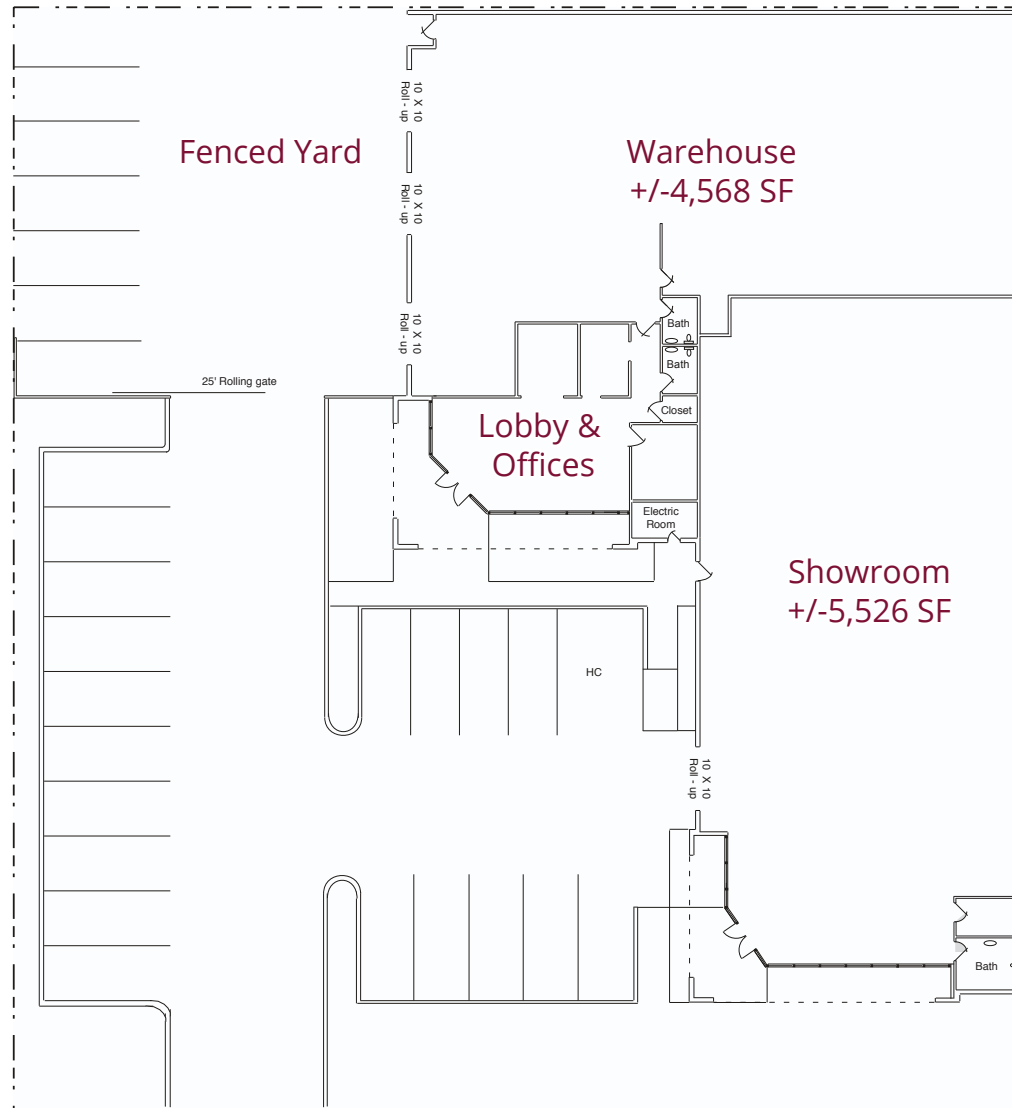


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## Site Plan



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