

INDUSTRIAL OFFICE BUILDING FOR SALE OR LEASE

1211 West McCoy Lane
Santa Maria, CA



Flexible office/light industrial building for sale or for lease on desirable Skyway Drive/McCoy Lane signalized corner. Professional office area, high-bay warehouse/studio/flex space, heavy power, AC, and raised floor computer area. Currently used as a TV production studio and office. TV station will lease back $\pm 4,000$ SF to provide Buyer with long-term, steady income.



Sale Details:

- Sale Price: \$2,900,000.00
- Seller to Lease Back a $\pm 4,000$ SF portion on a long term basis

Lease Details:

- Lease Price: \$1.10/SF/Mo., NNN
- Term: 5 Year or Term acceptable to Owner
- Size: Up to $\pm 12,000$ SF

Property Details:

- Size: $\pm 16,000$ Square Feet
- APN: 111-400-059
- Lot Size: ± 1.9 acres
- Zoning: PD-M1 Light Industrial
- Visible Corner Location
- Extensive office and studio building
- Heavy electrical power (2000 amp plus emergency generator)
- Robust building systems including 60-ton HVAC system



Jerry Schmidt

(805)928-2800 ext. 107

Jerry@PacificaCRE.com

BRE # 00956042

Pat Palangi

(805)928-2800 ext. 105

Pat@PacificaCRE.com

BRE # 01108680

Mike Kelly

(805)928-2800 ext. 113

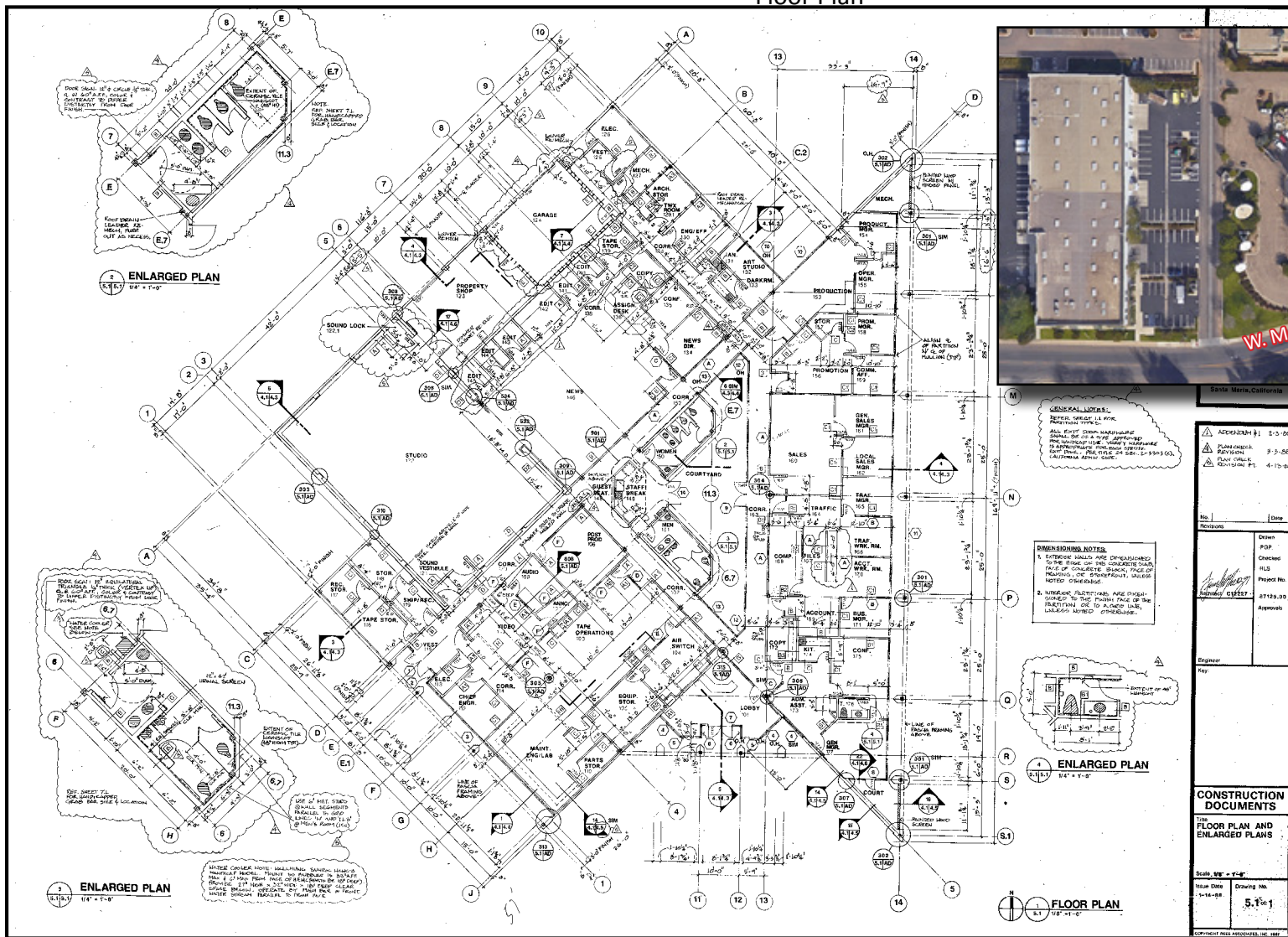
Mike@PacificaCRE.com

BRE # 01800988

2520 Professional Parkway, Santa Maria, CA 93455 • Office: (805) 928-2800 Fax: (805) 349-9375 • www.pacificasantamaria.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.

1211 West McCoy Lane
 Santa Maria, CA
 Floor Plan



GENERAL NOTES:
 REFER SPEC. 11 FOR
 RESTROOM TYPES.

REVISIONS:
 ALL CITY OF SANTA MARIA
 PERMITS ARE IN THE OFFICE OF THE
 ENGINEER. THE CITY OF SANTA MARIA
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 ENGINEER.

REVISIONS:
 1. EXTENSIVE REVISIONS AND DIMENSIONED
 TO THE PLAN ON THE LOCATED DATE
 OF THE REVISION. SPACE, FACE OF
 REVISION IS INDICATED. UNLESS
 NOTED OTHERWISE.

REVISIONS:
 2. WINDOW PLACEMENTS ARE INDICATED
 TO THE FRONT FACE OF THE
 STRUCTURE OR TO A GRID LINE,
 UNLESS NOTED OTHERWISE.

ENLARGED PLAN
 1/4" = 1'-0"

FLOOR PLAN
 1/8" = 1'-0"

CONSTRUCTION DOCUMENTS
FLOOR PLAN AND ENLARGED PLANS

Scale: 1/8" = 1'-0"

Issue Date: 10-14-18 Drawing No.: 5.101

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