

# INDUSTRIAL BUILDING FOR SALE OR LEASE



## 514 South Western, Santa Maria, CA

Situated in the northwest sector of Santa Maria, this recently refurbished building is ideally suited for an owner-user/warehouse requirement. Multiple units of varying size. +/- 20' clear height. Common area restrooms.

### Lease Details

- Unit A: +/- 4,512 SF, \$.70/SF, GR

### Sale Details

- \$2,350,000.00 (\$86.80/SF)

### Property Details

- Building Size: +/- 27,072 SF
- Multi-tenant, concrete block warehouse with high ceilings.
- Demised into six (6) units
- Lot Size: +/- 42,000 SF
- Secure parking lot, security fencing, automatic gate, common restrooms, roll-up doors
- Zoning: PD CM
- APN: 123-090-22



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