

# INDUSTRIAL SPACE FOR LEASE

## “Gateway Business Center”

2003-2053 Preisker Lane, Santa Maria, CA



### Property Details

- Unit Size:  $\pm$ 4,000 SF
- Zoning: PD-CM
- Power: 200 Amp Service Available
- Construction: Concrete Tilt-Up
- Ceiling Height: 13 Feet
- Roll-Up Doors: 8' x 10', 10' x 10'
- Fully Equipped with Fire Sprinklers
- Prominent Tenant Signage Available
- Directory Tenant Signage Provided

Excellent location with easy access to U.S. Highway 101. Offers a well conceived traffic plan, providing ample customer, employee, and delivery parking. Customized for your business needs. Up to 40% office within each unit. Allowable uses include commercial, manufacturing, warehousing, and wholesale distribution. See next page for available spaces.



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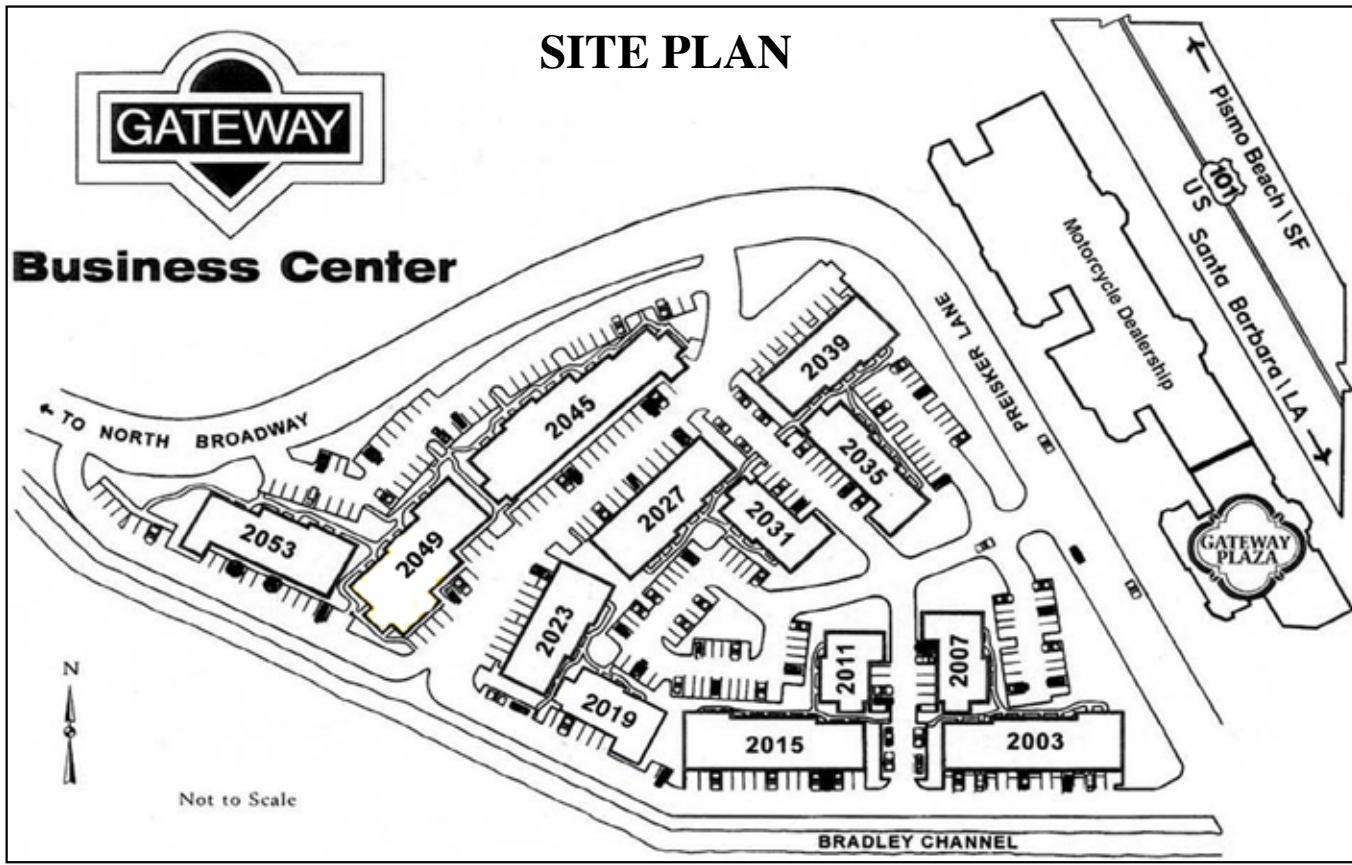
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Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



**Currently Available**

Address	SF	Price/SF	Type
2027 Preisker Lane, Suites C, D, E, & F	4,000*	\$0.72	MG

\*Landlord may consider demising space into two separate units.



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