

FOR SALE OR LEASE

1211 West McCoy, Santa Maria, CA | Industrial Office Building | ±16,000 SF



**Jerry Schmidt**

805.928.2800, ext. 107  
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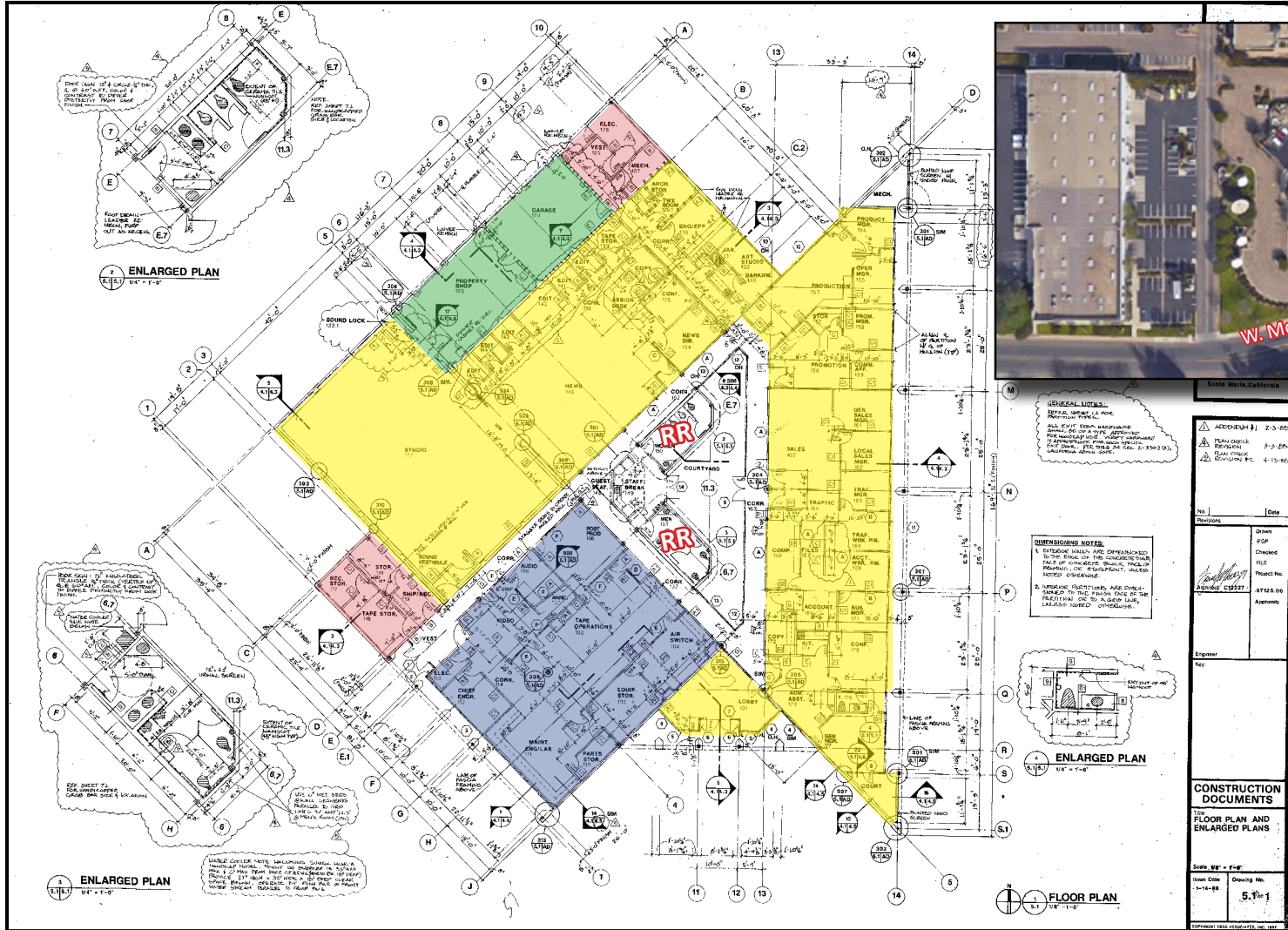
2520 Professional Parkway, Santa Maria, CA 93455 • Office: (805) 928-2800 Fax: (805) 349-9375 • [www.PacificaSantaMaria.com](http://www.PacificaSantaMaria.com)

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.

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1211 West McCoy Lane  
Santa Maria, CA  
Floor Plan



**GENERAL NOTES:**  
 1. REFER TO ALL SPECIFICATIONS AND DRAWINGS FOR MATERIALS AND METHODS.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

Scale: Santa-Castrols	
ACCESSION #	2-5-00
REVISION	3-5-00
REVISION	4-15-00
No. / Date	
Drawn	FGP
Checked	FLS
Project No.	07185.00
Approved	
CONSTRUCTION DOCUMENTS	
THE FLOOR PLAN AND ENLARGED PLANS	
Scale: 1/8" = 1'-0"	
Issue Date	1-14-08
Drawn No.	5,134-1

**Key**

- Building System
- Garage
- Tech Core
- Office



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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/flexspace, heavy power, AC, and raised floor computer area. Currently used as a TV production studio and office. TV station will lease back ±4,000 SF to provide Buyer with long-term, steady income.

#### **Sale Details:**

- Sale Price: \$2,900,000.00
- Seller to Lease Back a ±4,000 SF portion on a long term basis ("Tech Core")

#### **Lease Details:**

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

#### **Property Details:**

- Size: ±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



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