

FOR SALE OR LEASE

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



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

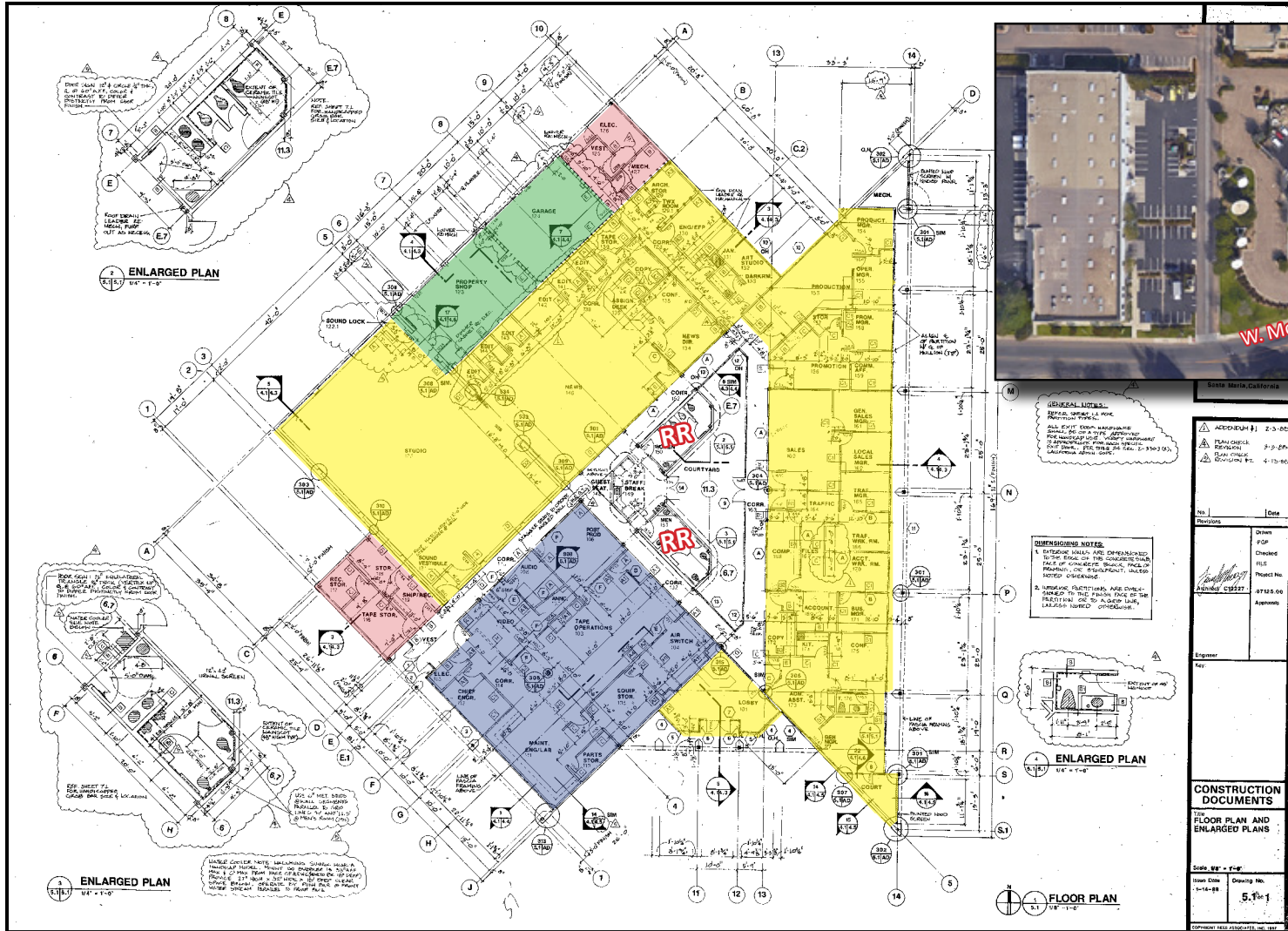
2520 Professional Parkway, Santa Maria, CA 93455 • Office: (805) 928-2800 Fax: (805) 349-9375 • www.PacificaSantaMaria.com

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.

FOR SALE OR LEASE

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

1211 West McCoy Lane
Santa Maria, CA
Floor Plan



GENERAL NOTES:
 1. REFER TO ALL SHEETS FOR ALL INFORMATION.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE LOCAL ORDINANCES.

QUESTIONS NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE LOCAL ORDINANCES.

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	C12527
Engineer	
CONSTRUCTION DOCUMENTS	
THE FLOOR PLAN AND ENLARGED PLANS	
Scale: 1/4\"/>	
Issue Date	1-14-08
Drawn No.	5,134-1
Copyright 1998-2008, C.A. Hill	

Key

- Building System
- Garage
- Tech Core
- Office



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.

FOR SALE OR LEASE

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



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: \$2,650,000.00
- 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



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.