

**FOR LEASE OR SALE**

**PASO COMMONS  
PASO ROBLES, CA**

**Available Space From 12,000 to 421,130 SF**

*Build-To-Suit Opportunities: C3/PM Zoning allows for wide array of uses.*

*Perfect for all warehousing and distribution uses as well as light manufacturing*

*The Hub for The Wine Industry, Leading Industrial Companies & More*

*Immediate Access to Highways*



**FULLY ENTITLED**



# PASO COMMONS

## EXCLUSIVELY LISTED BY

No warranty or representation as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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# PASO COMMONS

*The Hub for the Wine Industry, Leading Industrial Companies & More*

State-of-the-art industrial buildings  
with available space from 12,000 to 421,130 SF



This masterplanned industrial campus is stretched across 21.54 acres within

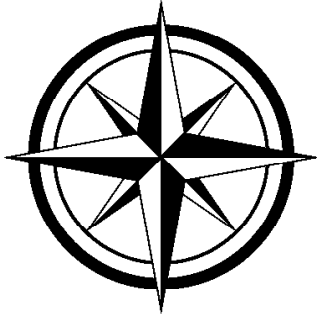
San Luis Obispo County's most desirable

business park. Flanked by corporate neighbors, Justin Winery (production/distribution campus), software manufacturing company IQMS/Dassault Systems (North American headquarters), MGE Underground, Beta USA and other leading industrial services companies, Paso Commons' prestigious address places you in the center of an influential corporate community and sets the stage for innovation.

Paso Commons has everything you need for the following uses:

- Wine industry related (case good storage, wine production)
- Headquarters for industrial companies
- High-Tech Manufacturing/R&D
- Creative Office/Flex
- E-Commerce

# LOCATION CITY OF PASO ROBLES

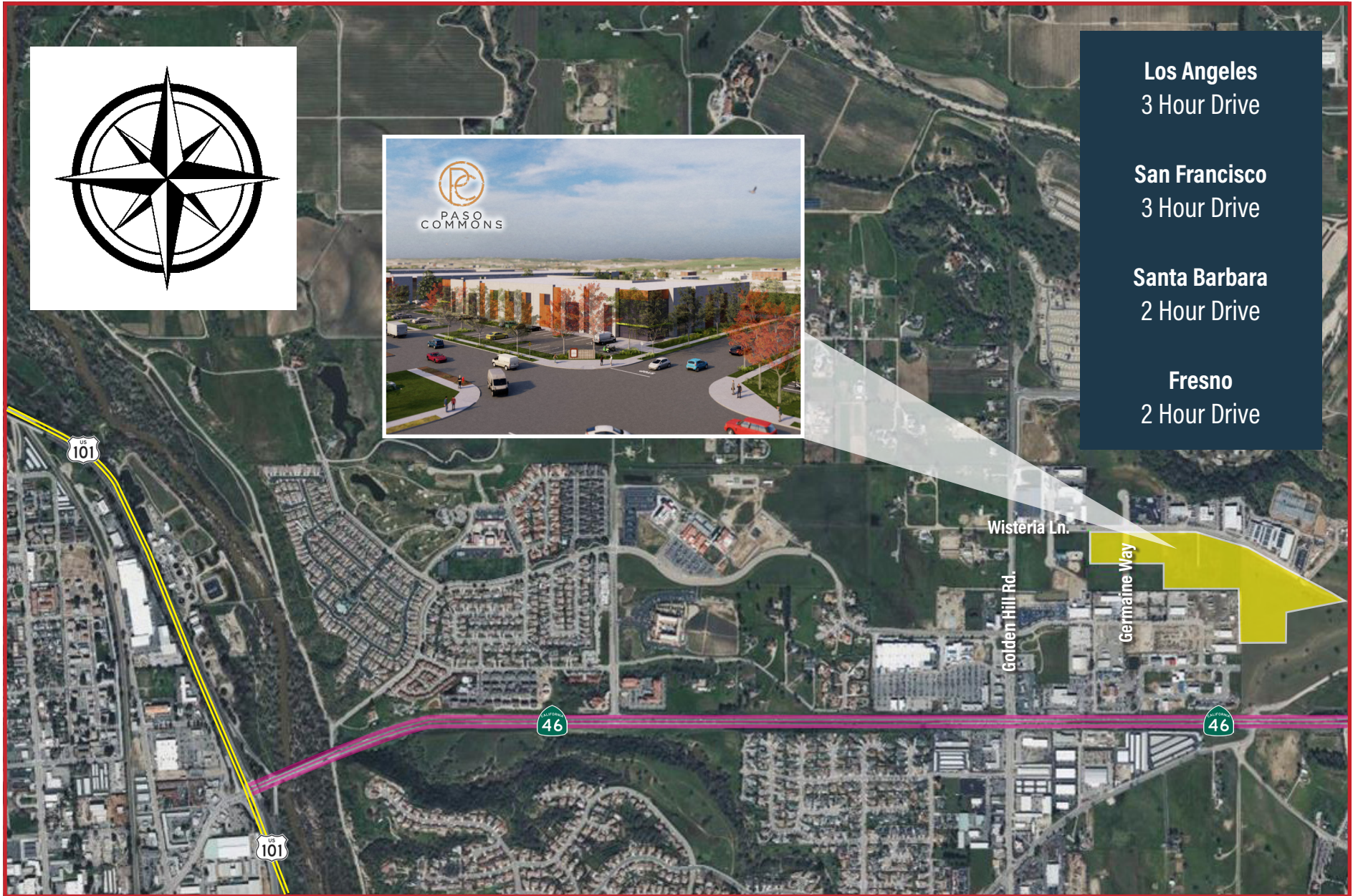


**Los Angeles**  
3 Hour Drive

**San Francisco**  
3 Hour Drive

**Santa Barbara**  
2 Hour Drive

**Fresno**  
2 Hour Drive



# BUILDING FEATURES

## State-of-the-Art Building Features

Paso Commons features best-in-class industrial architectural design, soaring ceilings, expansive warehouses, customizable creative offices, and large truck courts featuring dock high and ground level loading.

Building Features include the following:

- Best-in-class industrial building design
- 32' warehouse clearance
- Dock high and grade level loading
- Extensive glass line and prominent signage
- Generous parking availability
- LED warehouse lighting
- Power 2,000 amps (expandable)  
of 277/480 3-phase
- State of the art energy-efficient buildings

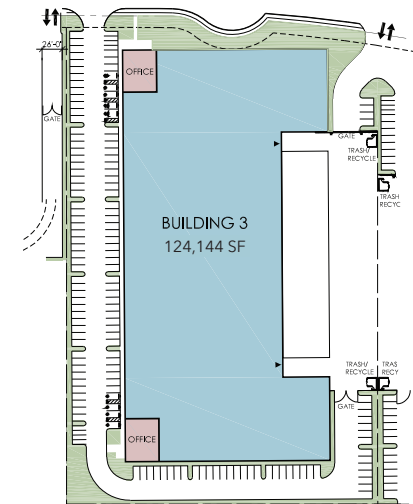
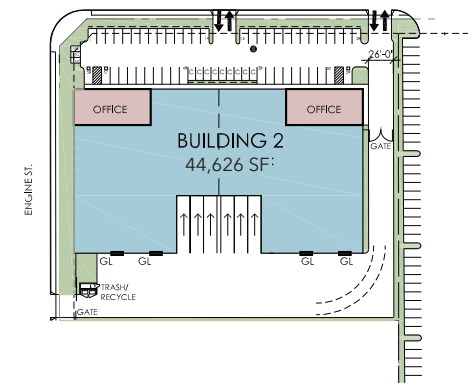
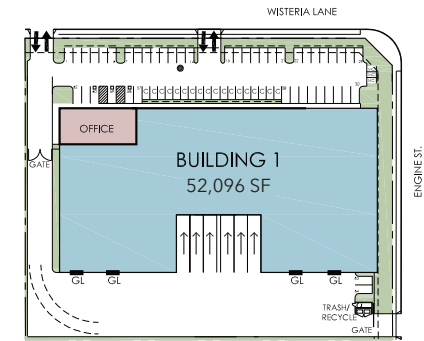


# ■ AVAILABILITY SUMMARY

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7
<b>TOTAL BUILDING AREA:</b>	52,096	44,626	124,144	119,664	30,400	28,900	21,300
<b>BUILD TO SUIT LEASE PRICE PER SF:</b>	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable
<b>BUILD TO SUIT OR LAND SALE PRICE:</b>	Contact Listing Agent	n/a	Contact Listing Agent	n/a	n/a	n/a	Contact Listing Agent
<b>MINIMUM DIVISIBLE SQ. FT.:</b>	26,048	22,313	62,072	59,832	30,400	28,900	10,650
<b>PAD ACRES:</b>	2.75	2.54	5.85	5.5	1.93	2.03	1.57
<b>OFFICE SPACE:</b>	Build to Suit	Build to Suit	Build to Suit	Build to Suit	Build to Suit	Build to Suit	Build to Suit
<b>CLEAR HEIGHT:</b>	28'	32'	32'	32'	32'	32'	32'
<b>SPRINKLERS:</b>	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
<b>PARKING SPACES:</b>	64	51	144	132	43	41	40
<b>DOCK HIGH DOORS:</b>	6	6	18	14	1	1	1
<b>GROUND LEVEL DOORS:</b>	4	2	2	2	2	2	2
<b>POWER:</b>	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts

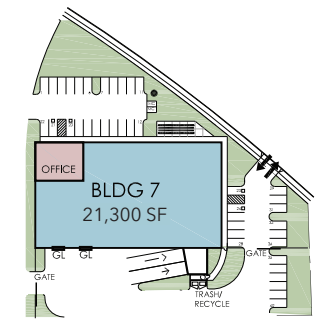
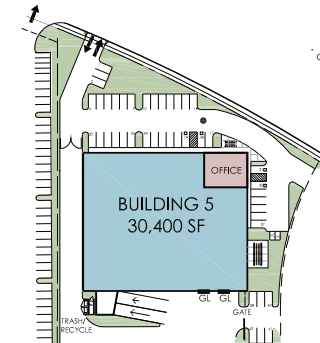
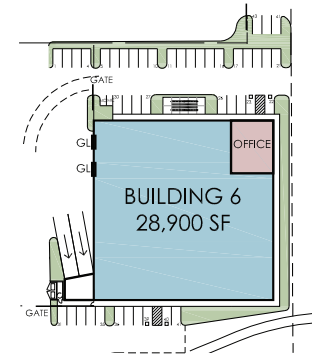
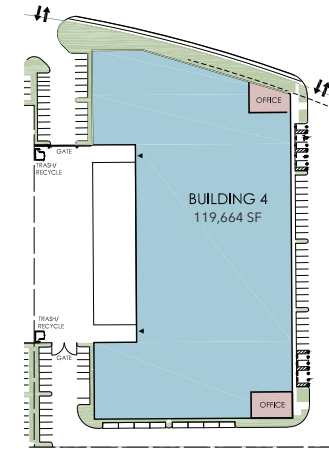
# AVAILABILITY SUMMARY, BLDGS 1-3

	BUILDING 1	BUILDING 2	BUILDING 3
<b>TOTAL BUILDING AREA:</b>	52,096	44,626	124,144
<b>MINIMUM DIVISIBLE SQ. FT.:</b>	26,560	22,313	62,072
<b>PAD ACRES:</b>	2.75	2.54	5.85
<b>OFFICE SPACE:</b>	Build to Suit	Build to Suit	Build to Suit
<b>CLEAR HEIGHT:</b>	32'	32'	32'
<b>SPRINKLERS:</b>	ESFR	ESFR	ESFR
<b>PARKING SPACES:</b>	64	51	144
<b>DOCK HIGH DOORS:</b>	6	6	18
<b>GROUND LEVEL DOORS:</b>	4	2	2
<b>POWER:</b>	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts



# AVAILABILITY SUMMARY, BLDGS 4-7

	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7
<b>TOTAL BUILDING AREA:</b>	119,664	30,400	28,900	21,300
<b>MINIMUM DIVISIBLE SQ. FT:</b>	59,832	30,400	28,900	10,650
<b>PAD ACRES:</b>	5.5	1.93	2.03	1.57
<b>OFFICE SPACE:</b>	Build to Suit	Build to Suit	Build to Suit	Build to Suit
<b>CLEAR HEIGHT:</b>	32'	32'	32'	32'
<b>SPRINKLERS:</b>	ESFR	ESFR	ESFR	ESFR
<b>PARKING SPACES:</b>	132	43	41	40
<b>DOCK HIGH DOORS:</b>	14	1	1	1
<b>GROUND LEVEL DOORS:</b>	2	2	2	2
<b>POWER:</b>	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts



# DESTINATIONS DISTANCE

Downtown Paso Robles	7 Minutes Drive
Highways 46/101 Interchange	4 Minute Drive
Paso Robles Sports/ Tennis Club	8 Minute Drive
Paso Robles Sports Club	2 Minute Drive
Hunter Ranch Golf Club	7 Minute Drive
Hiking and Biking Trails	5 Minute Drive
Cal Poly San Luis Obispo	34 Minute Drive
SLO County Regional Airport	34 Minute Drive





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COMMERCIAL REAL ESTATE SERVICES

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**OWNERSHIP AND DEVELOPMENT**



**nkt commercial**  
Commercial Real Estate Development