

3510 BLACK ROAD
SANTA MARIA, CA 93455



For **SALE.**

SUBJECT TO LOT SPLIT

Land | +/- .75 Acres | \$600,000

Land | +/- 2.3 Acres | \$1,100,000

Office/Warehouse/Dock-Loading | +/- 36,000 SF | \$5,200,000



Pacifica
COMMERCIAL REALTY

Mike Kelly, Lic #01800988

805.928.2800

Pat Palangi, Lic #01108680

PacificaCommercialRealty.com

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6.37-acre site with various building improvements totaling +/-36,000, potentially divided into +/-0.75 acres located on the north side of the building and +/-2.3 acres located on the south side.



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+/-36,000sf of building improvements include a +/-12,000sf office building, a +/-12,000sf former grocery store currently leased as warehouse storage, a +/-12,500sf warehouse addition with loading docks.



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**ZONING: SANTA BARBARA COUNTY C2 & C
APN: 111-220-015**



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