

LAND FOR SALE OR BUILD TO SUIT SALE OR LEASE

*BRAND NEW, STATE OF THE ART
INDUSTRIAL FACILITY*

**PASO COMMONS
PASO ROBLES, CA**



*52,096 Square Feet
Ideal for Modern Industrial Uses
or Wine Production*

www.PasoCommons.com



LOCATION

Paso Commons is situated within one of the only first-class business parks in San Luis Obispo County. It is strategically located with immediate access to Highways 46 and 101, providing major freeway access between Los Angeles, San Francisco and Central Valley.

Prestigious corporate neighbors include Justin Winery (production campus), IQMS/Dassault Systems (North American headquarters), MGE Underground (headquarters) and San Antonio Winery (production facility).

BUILDING FEATURES

- Prestigious Corporate Identity
- Solar Rooftop Providing Significant Energy Savings
- 28' Minimum Warehouse Clearance
- Exceptional Dock High Loading
With Superb Maneuverability for Large Trucks
- Grade Level and Dock High Loading
- Secure and Fenced Private Yard
- ESFR Sprinkler System
- Insulated Warehouse (Walls/Roof)
- 480V and 240 Power

Build to Suit Lease Rate: \$1.49/SF NNN*

Building Sale Price: \$13,095,000*

Total Building Area: 52,096 SF/Divisible

Minimum Divisible Sq. Ft: 26,048

Pad Acres: 2.75

Office Space: Build to Suit

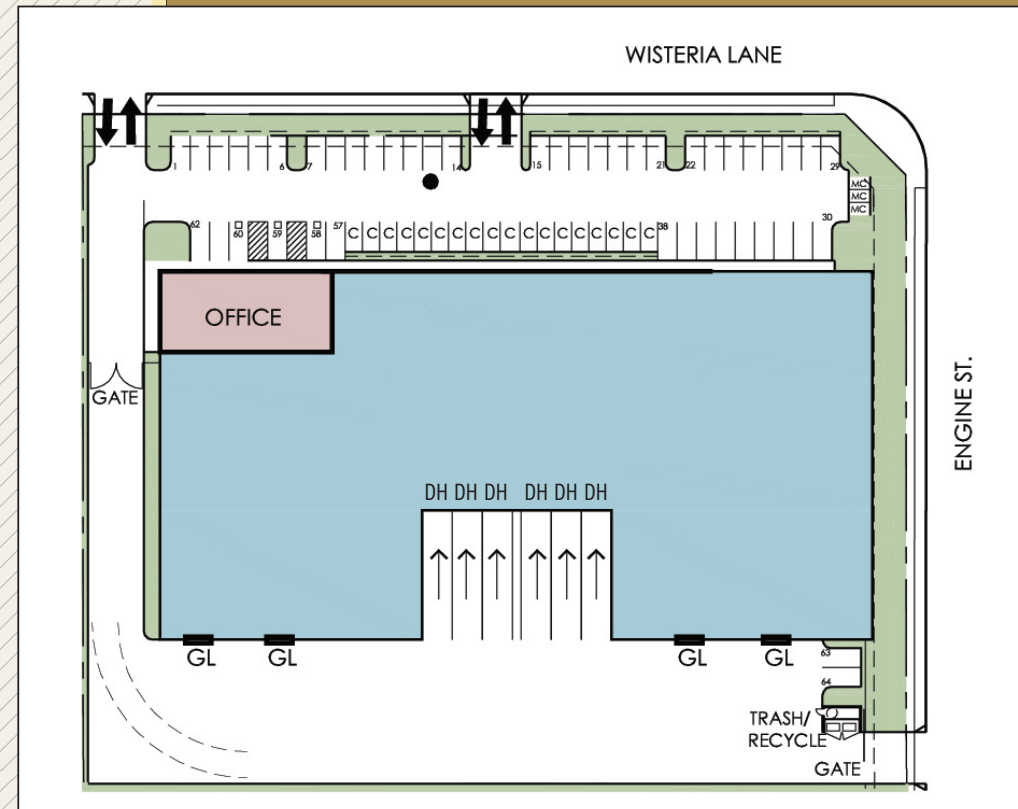
Clear Height: 28'

Parking Spaces: 64

Dock High Doors: 6

Ground Level Doors: 4

**Base Building assumes a standard building with landlord provided specifications. Inquire with Broker for additional details.*





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

- Masterplanned industrial campus stretched across 21.54 acres within San Luis Obispo County's most desirable business park
- Campus was entitled with the City of Paso Robles in Q3-2022
- Features 7 architecturally stunning, state-of-the-art industrial buildings
- The facilities boast gorgeous high-volume space, floor to ceiling windows, customizable offices, expansive warehouses and soaring ceilings
- Conveniently located seven minutes from downtown Paso Robles, which is filled with vibrant restaurants, boutiques, wine tasting and more.

OWNERSHIP AND DEVELOPMENT



nkt commercial
Commercial Real Estate Development



LEASING TEAM

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