



45

MAIN STREET
TEMPLETON, CA

**FOR
SUBLEASE**

*Buildings can be subleased individually or
subleased together*

DAN COBB

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

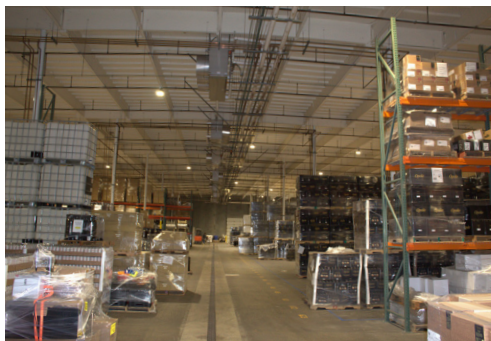
45 N. MAIN STREET TEMPLETON, CA

Building 1 | For Sublease

LEASE RATE:	\$0.77/MO
LEASE TYPE:	NNN
TERM:	Negotiable
AVAILABLE AC:	±4.82
AVAILABLE BUILDING SF:	±46,943
APN:	040-291-005

WAREHOUSE FEATURES INCLUDE:

- Roll up doors
- 20' Clearing
- 2 Restrooms
- HVAC
- Power: 600a/480v 3p
- 27 Parking Spots
- Loading Dock
- Class B Construction
- Single Story Layout
- Water Treatment
- Good Truck Circulation



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Building 2 | For Sublease

LEASE RATE: **\$0.74/MO**
LEASE TYPE: **NNN**
TERM: **Negotiable**
AVAILABLE AC: **±4.82**
AVAILABLE BUILDING SF: **±44,000**
APN: **040-291-005**

WAREHOUSE FEATURES INCLUDE:

- Roll up doors
- 20' Clearing
- 2 Restrooms
- HVAC
- Power: 600a/480v 3p
- 27 Parking Spots
- Loading Dock
- Class B Construction
- Single Story Layout
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45 N. MAIN STREET TEMPLETON, CA

Building 1 & 2 | For Sublease

PROPERTY OVERVIEW

A ±90,960 SF temperature-capable industrial campus designed for wine production, storage, and distribution in the heart of Paso Robles wine country. All or partial available.

±0.5 miles to Hwy 101- High traffic corridor (60,000+ VPD) - Paso Robles AVA location

Opportunity to expand production capacity/store case goods and barrels/ Operate logistics and fulfillment. Establish Central Coast presence for beverage/AG/food.

LEASE RATE FOR BOTH:	\$0.77/MO
LEASE TYPE FOR BOTH:	NNN
TERMS FOR BOTH:	Negotiable
AVAILABLE ACRES:	±4.82
AVAILABLE TOTAL BUILDING SF:	±90,960
APN:	040-291-005

WAREHOUSE FEATURES INCLUDE:

- Roll up doors
- 20' Clearing
- 2 Restrooms
- HVAC
- Power: 600a/480v 3p
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AERIAL



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COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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