

325

SANTA BELLA
PASO ROBLES, CA

**FOR SALE
OR LEASE**

PROPERTY HIGHLIGHTS:

- +/- 23,070 SF MANUFACTURING BUILDING FOR SALE OR LEASE
- HEAVY POWER: 800 A/ 480 V
- PHOTOVOLTAIC SOLAR SYSTEM
- 3 COVERED DOCK HIGH LOADING POSITIONS WITH LOAD LEVELERS
- NEW LED SHOP LIGHTING
- OPPORTUNITY TO COMBINE WITH THE NEIGHBORING BUILDING

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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.

PROPERTY OVERVIEW

This property features a well-maintained metal clad building with insulated walls and ceilings, and skylights throughout to ensure ample natural light. The building is ideal for a variety of commercial and industrial uses, with functional features designed to support both manufacturing and office space needs. Built in 1992.

OFFERING PRICE

\$4,200,000 | \$182 per sq.ft.

AVAILABLE SF

±23,070 sq. ft.

LEASE RATE & TERMS

\$0.85/SF NNN | Negotiable

LEASE SPACE AVAILABLE

±9,000 SF to ±23,070 SF

LOT SIZE

±0.99 acres (±43,186 sq. ft.)

ZONING

PM - Planned Manufacturing

APN

009-314-027

PROPERTY HIGHLIGHTS

- Clear-Span Design: Offers an open and flexible layout ideal for various business types
- Versatile Use: Perfect for manufacturing and warehousing
- User-Friendly Access: Three loading dock bays and three roll-up doors for easy access. Seven total roll up doors
- Well-Maintained: The building has been meticulously cared for, with recent upgrades like LED lighting, and energy-efficient features



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KEY FEATURES:

WAREHOUSE & MANUFACTURING SPACE:

- Total Warehouse Size: $\pm 18,655$ sq. ft.
- Manufacturing Area: $\pm 1,530$ sq. ft.
- Warehouse Ceiling Heights: 16' to 20'
- New LED Shop Lighting installed for enhanced visibility and energy efficiency
- Fully Sprinklered
- Ground-Level Loading: Accessible on three sides of the building
- Three Covered Dock-High Loading Positions with load levelers at the rear of the property
- Dry grinding/welding room

OFFICE & SHOWROOM SPACE:

- Showroom Area: $\pm 1,595$ sq. ft.
- Ground-Level Office Space: ± 570 sq. ft.
- Mezzanine-Level Office & Storage:
 - Upstairs Office Space: ± 570 sq. ft.
 - Large Administrative Office and Retail Showroom
- Two Restrooms for convenience
- Break Room for employees

ENERGY EFFICIENCY & SUSTAINABILITY:

- Photovoltaic Solar System: Installed by Solorponics in 2015, additional panels added in 2018 for energy savings

UTILITIES & POWER:

- Three-Phase Power
- Space Heater and conditioned office spaces
- High Power Capacity suitable for industrial uses

ADDITIONAL PROPERTY FEATURES:

- Parking & Driveway: Slurry-coated in 2020

FLOOR BREAKDOWN

First Floor:

- Warehouse: $\pm 18,655$ sq. ft.
- Office: ± 570 sq. ft.
- Restroom (R/R): ± 150 sq. ft.
- Showroom: $\pm 1,595$ sq. ft.
- Manufacturing: $\pm 1,530$ sq. ft.

Second Floor:

- Office Space: ± 570 sq. ft.

INVESTMENT POTENTIAL:

This building is ideally located in Paso Robles' commercial manufacturing district, making it an attractive option for companies looking for a functional, well-equipped space. Its energy-efficient features and versatile design provide long-term value and can accommodate a variety of industries.

Additional Information:

- All information is deemed reliable, but buyers are encouraged to conduct their own due diligence.
- For more details on purchasing the existing business or to schedule a tour, please contact the listing agents.



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TOTAL CAMPUS OPPORTUNITY **±45,670 SF**

Lease ±22,600 SF • Purchase ±23,070 SF

Lee & Associates does not represent the property to the north in blue.



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PROPERTY IMAGES

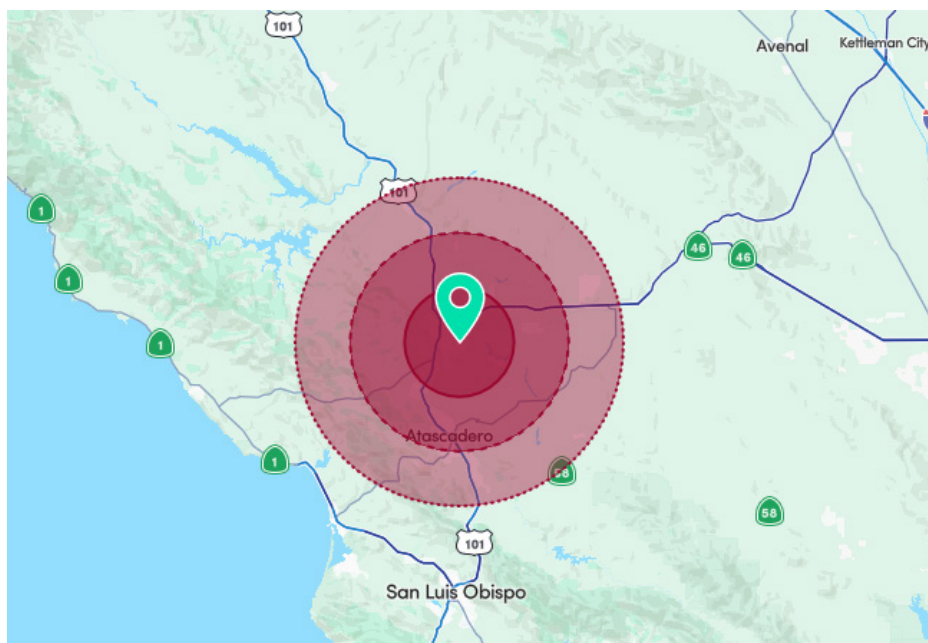


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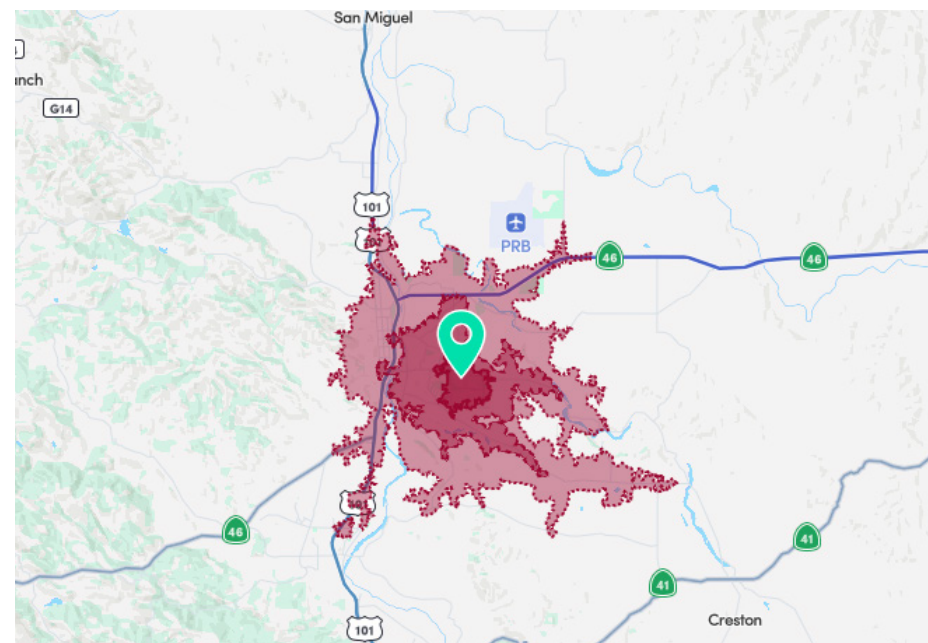
DEMOGRAPHICS

DEMOGRAPHICS	5 MILE	10 MILES	15 MILES
POPULATION			
Total Population	41,001	71,983	96,877
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME			
Total Households	15,208	26,919	36,298
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$117,095	\$125,652	\$123,047
Average House Value	\$777,386	\$794,828	\$788,079

RADIUS MAP



DRIVE TIME MAP



Demographic Data derived from AlphaMap

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