



For Sale or Lease

Sale Price:
\$545,000

Lease Price:
\$1.50

PSF Modified Gross

Contact us:

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930 Huber Street, Ste H Grover Beach, CA

1,945 SF Warehouse Condo
Desirable Industrial Zone

Property Summary

This exceptional warehouse condo offers approximately 1,945 square feet of flexible industrial warehouse space in a highly desirable industrial zone. The suite features 350 ± square feet of newly constructed office space, with the balance dedicated to warehouse use.

The office layout includes a reception area, private office/conference room, and ADA-compliant restroom. The remaining space offers an open warehouse with 13.5' clear height (bottom truss) and a roll-up door, providing excellent functionality for storage, light manufacturing, or distribution.

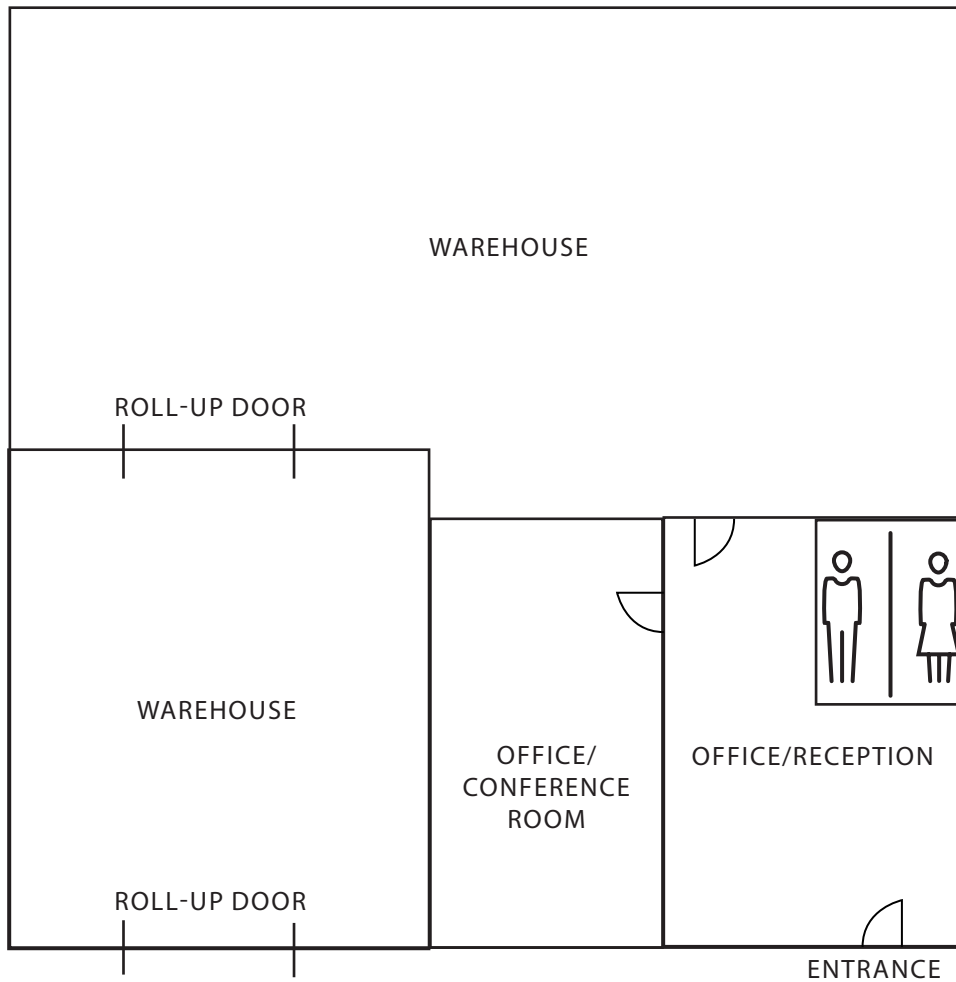
Recently built-out and fully updated, the property showcases superior quality and modern finishes. Warehouse condominiums of this size, quality, and configuration are exceptionally rare in San Luis Obispo County.

Owner may carry back financing, please inquire.

Size	± 1,945 SF (350 ± SF Office Balance Warehouse)
Sale Price	\$545,000 \$281.65 PSF
Lease Price	\$1.50/SF, Modified Gross
Parcel	060-548-025
Zoning	CI Coastal Industrial Zone
Parking	2, On-Site

Floorplan

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Floor Plan is Approximate

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Photo Gallery

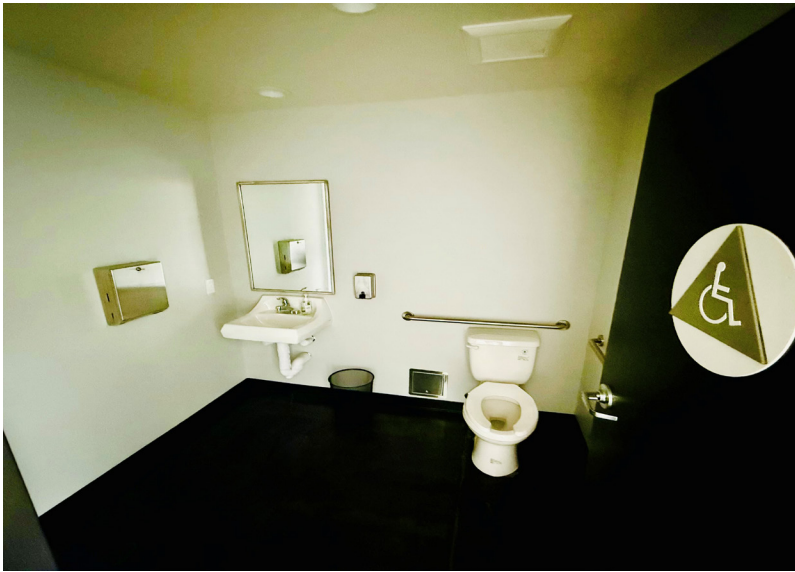
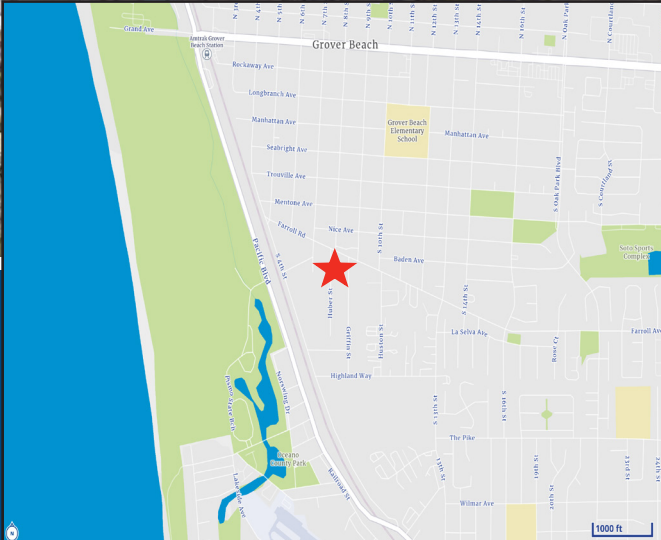
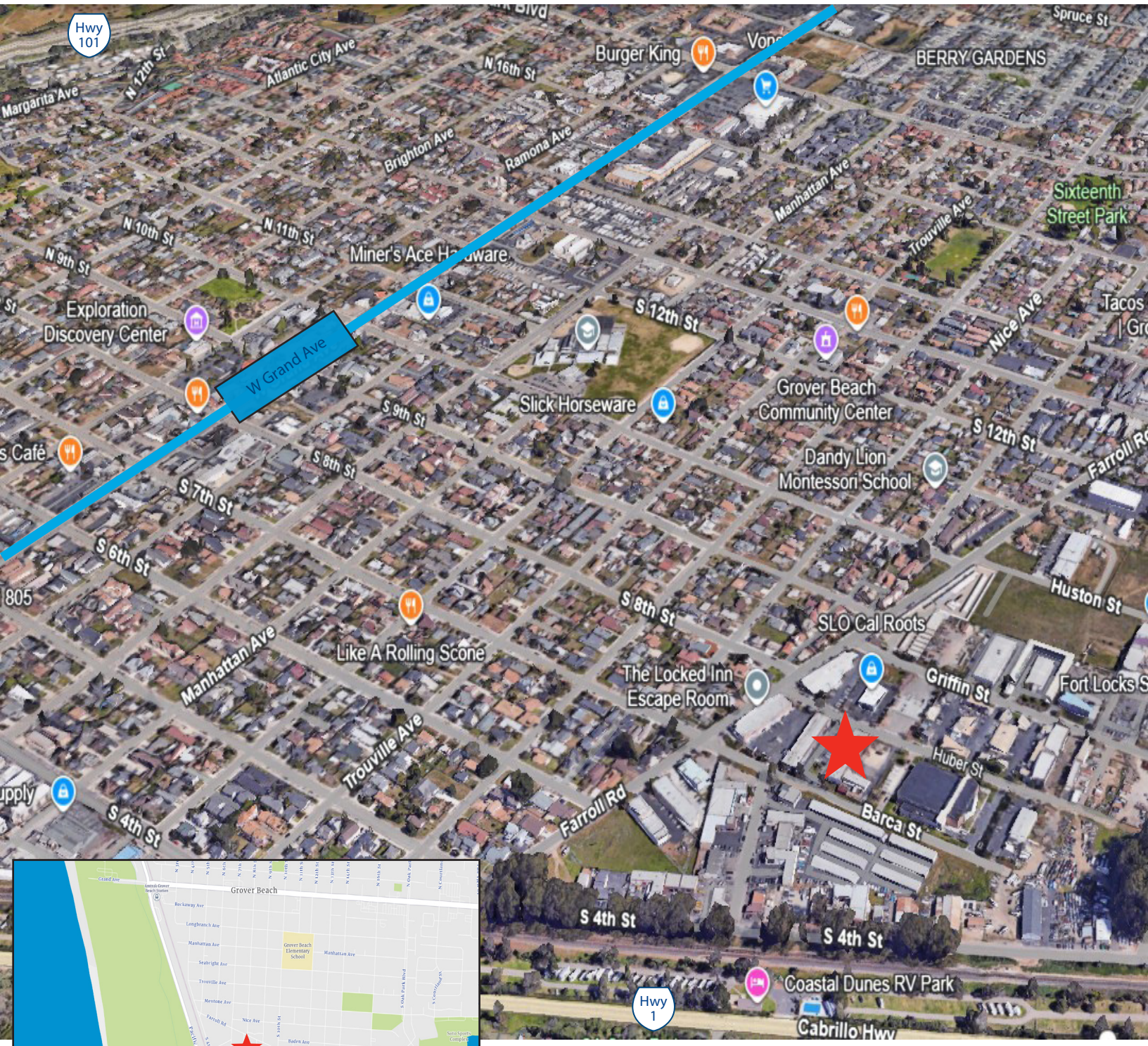


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Location



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