

# FOR LEASE INDUSTRIAL SPACE FOR LEASE



Gateway Business Center | 2003-2053 Preisker Lane | Santa Maria, CA

Excellent location with easy access to U.S. Highway 101. Offers a well conceived traffic plan, providing ample customer, employee, and delivery parking. Customized for your business needs. Up to 40% office within each unit. Allowable uses include commercial, manufacturing, warehousing, and wholesale distribution. See next page for available spaces.

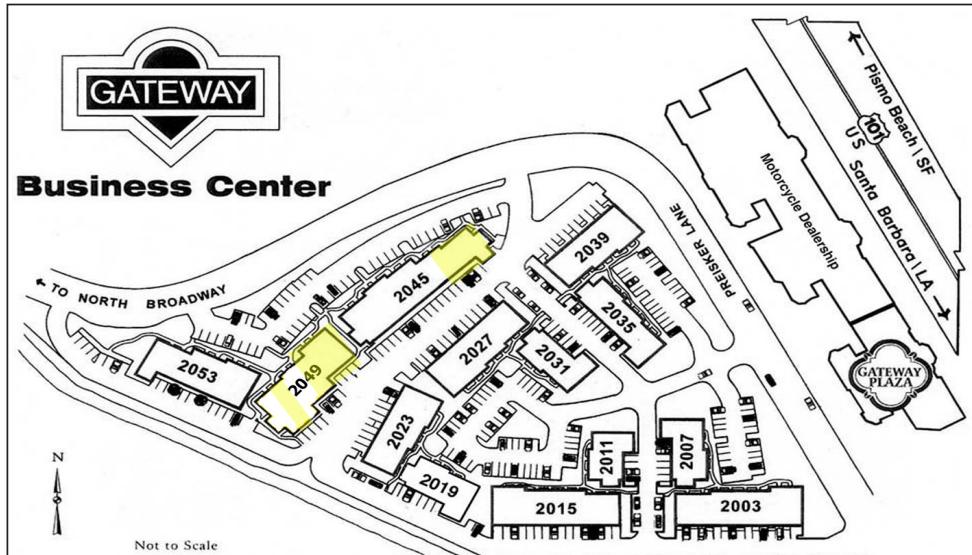


## Property Details

- Zoning: PD-CM
- Power: 200 Amp Service Available
- Construction: Concrete Tilt-Up
- Ceiling Height: 13 Feet
- Roll-Up Doors: 8' x 10', 10' x 10'
- Fully Equipped with Fire Sprinklers
- Prominent Tenant Signage Available
- Directory Tenant Signage Provided

# FOR LEASE 2003-2053 Preisker Lane, Santa Maria, CA

## SITE PLAN



| Address                      | SF     | 5 Year Price/SF | 3 Year Price/SF | Type       |
|------------------------------|--------|-----------------|-----------------|------------|
| 2045 Preisker Lane, Ste. DEF | ±3,178 | \$1.07          | \$1.10          | NNN (0.43) |
| 2049 Preisker Lane, Ste. DEF | ±4,822 | \$1.07          | \$1.10          | NNN (0.43) |
| 2049 Preisker Lane, Ste. B   | ±1,111 | \$1.07          | \$1.10          | NNN (0.43) |

Base Rent shall increase annually according to CPI (3% min - 6% max)

