

2105 S. Blosser Road

3.83 +/- Acres zoned CM and R-3

In the City of Santa Maria, CA



Offered at \$4,185,000

Presented by:



Property Information

Pricing: **\$4,185,000**

Property tours are by appointment only, please contact Rincon Corporation for an appointment.

Description:

2105 S. Blosser is a rare chance to secure a versatile 20,544± sq. ft. flex/industrial building on a generous 3.83 acre site in the business-friendly City of Santa Maria. Positioned directly on a major four lane north-south arterial, the property offers outstanding visibility, access, and long-term upside. The site spans three APNs and features a valuable combination of CM zoning for the existing building and R-3 zoning for future residential development. The two-story concrete tilt-up building—built in 1984—delivers a versatile blend of 6,336± sq. ft. of office and 14,208± sq. ft. of warehouse, plus an additional 1,080± sq. ft. of mezzanine ready for customization. The warehouse boasts 28 foot clear height and two grade level roll-up doors. An elevator plus interior and exterior stairwells support efficient movement throughout the building.

Additionally, with approximately 2.13 acres of vacant R-3 zoned land, the Property offers significant development potential in a growing market.

Location

The Property is located on the west side of Blosser Rd about 450 feet north of the intersection of Blosser and Betteravia Roads, and about 2 miles west of Highway 101. The signalized intersection of Carmen Lane and Blosser Rd is about 600 feet to the north. Access is from the southbound lanes of Blosser Road. Located in an area of commercial and industrial uses, there is large residential areas to the north.

Zoning:

As indicated above, the Property is zoned PD/R-3 and PD/CM by the City of Santa Maria. See the zoning map on page 3.

APN	Acres	Zoning
117-770-016	0.50	R-3
117-770-017	1.33	R-3
117-770-108	2.00	CM/R-3
Total		3.83

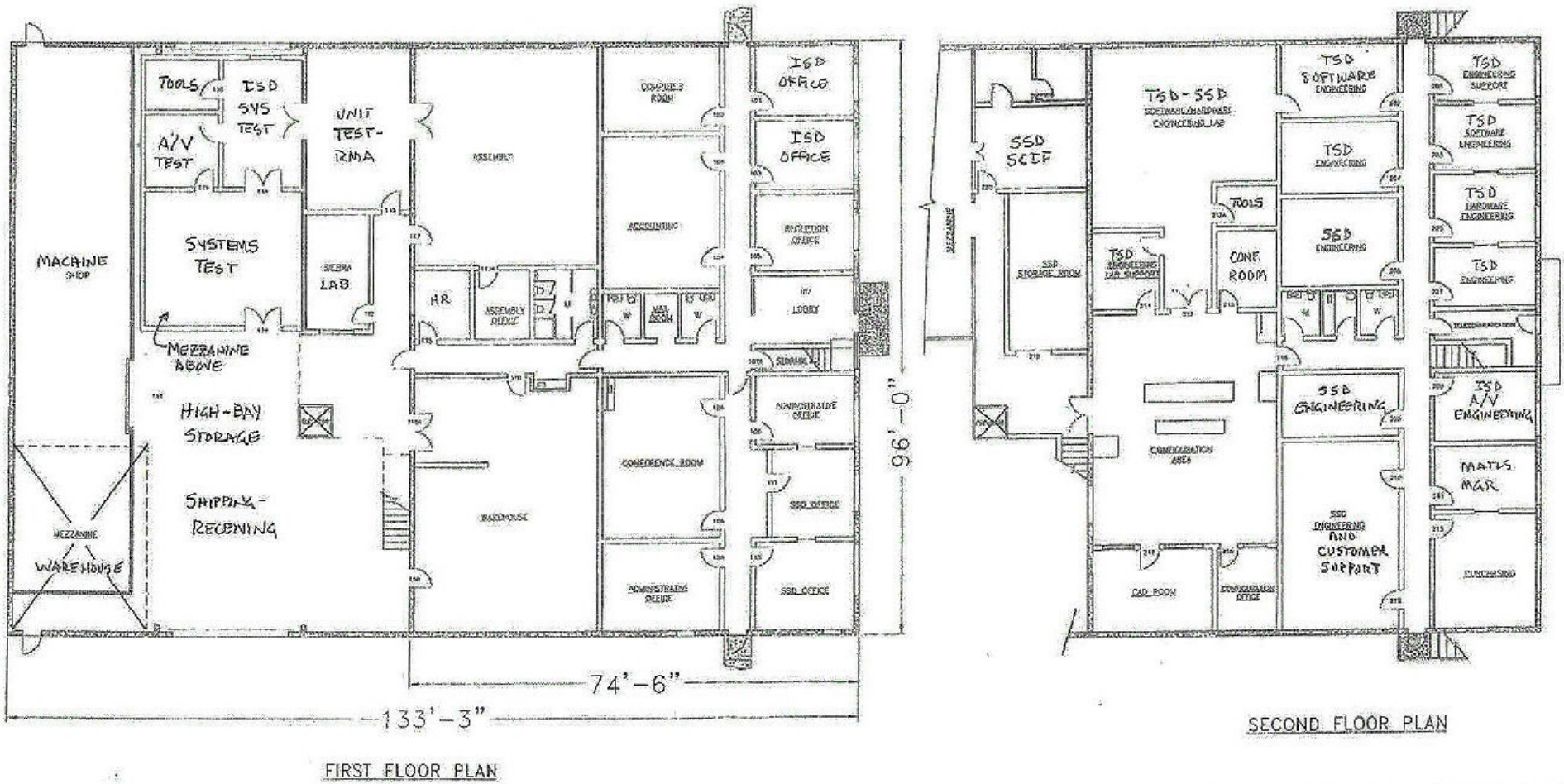
Utilities:

Water, sewer, natural gas, electricity, telephone and cable are all available to the site.



ALL INFORMATION CONTAINED IN THIS MEMORANDUM, AND ALL SUBSEQUENT INFORMATION PROVIDED, IS DEEMED RELIABLE BUT NOT GUARANTEED BY EITHER SELLER OR RINCON CORPORATION, AND SHOULD BE VERIFIED BY PROSPECTIVE PURCHASER (RECIPIENT) AND THEIR REPRESENTATIVES.

Floor Plan



FIRST FLOOR PLAN

SECOND FLOOR PLAN



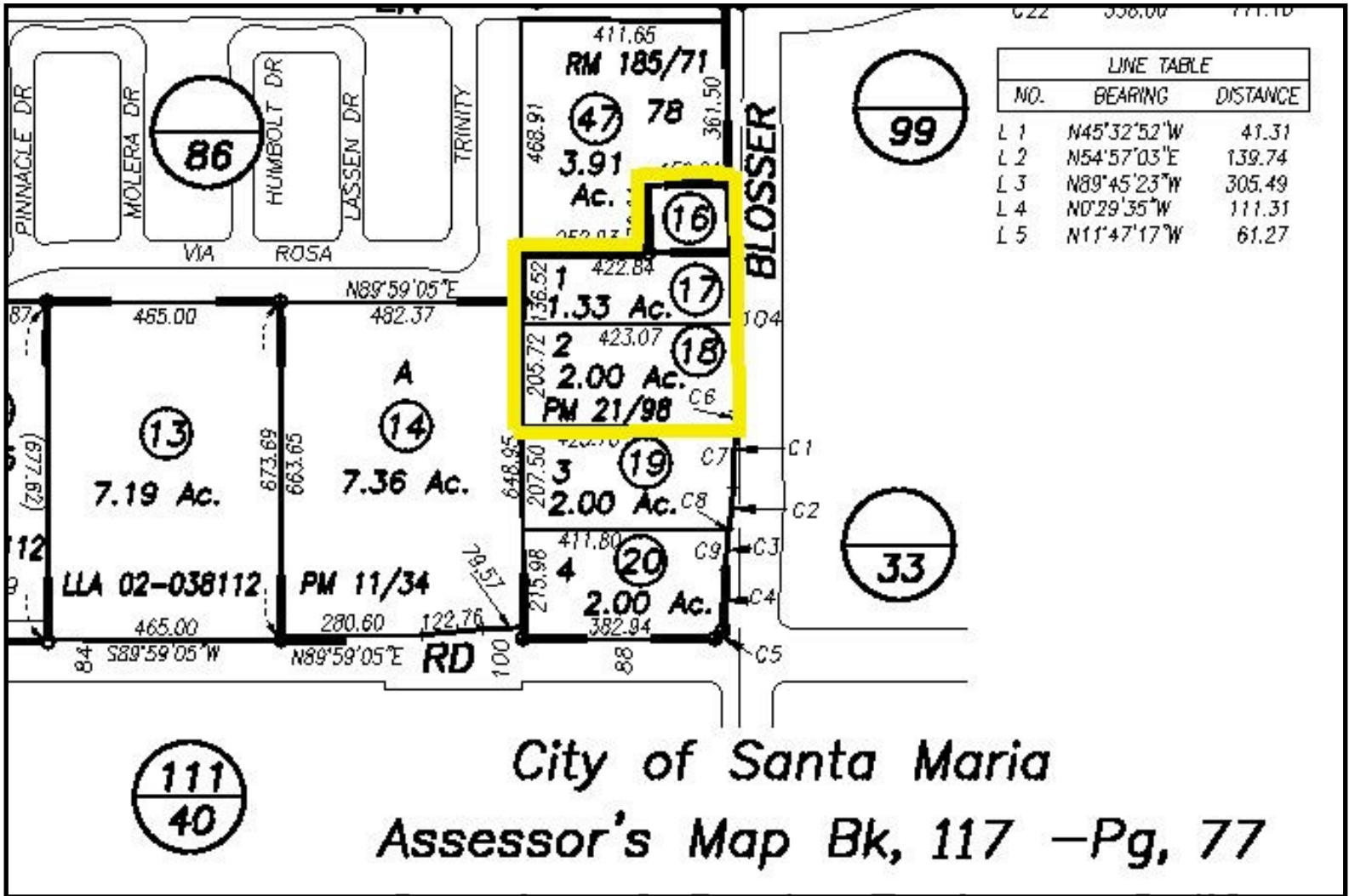
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Aerial Photo



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Parcel Map



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