



Ideal Owner/User property

For sale

417 Commerce Court Lompoc, CA
14,445 RSF available

 **JLL** SEE A BRIGHTER WAY

Listing summary

Property overview

Prime location industrial building ready for occupancy, available for Sale or Lease. This property is perfectly suited for owner/user.

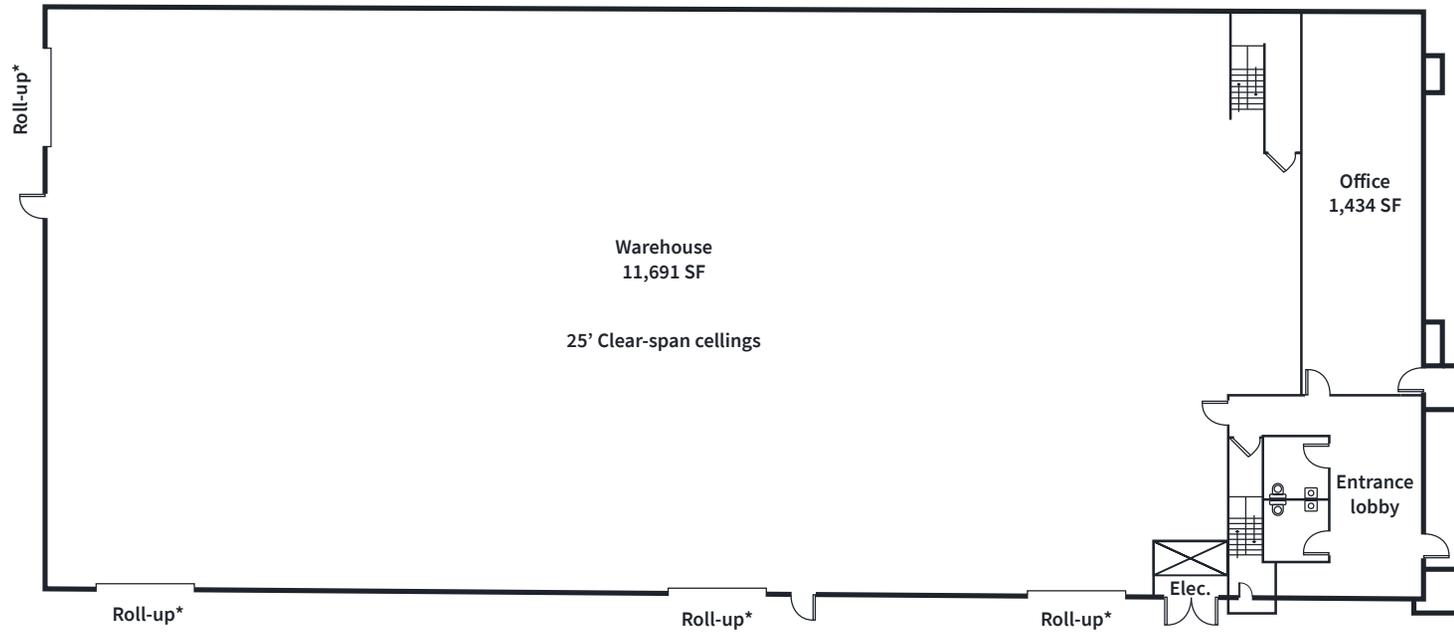
New upgrades include parking lot, HVAC and roof. The building boasts over 11,000 SF of warehouse space with approximately 3,000 SF of office space.

Contact the listing agent for further information and to view the property.

Sale price:	\$3,750,000.00
Lease rate:	\$1.65/SF
Available sf:	14,445 SF
Lot sf:	39,204 SF
Lease term:	3-5 years
Roll up doors:	4 (12'W x 14'H) with grade-level loading
Ceiling height:	25'
Parking:	Ample
Restrooms:	Two
Zoning:	BP (Business Park)
Apns:	093-450-004
Available:	Now

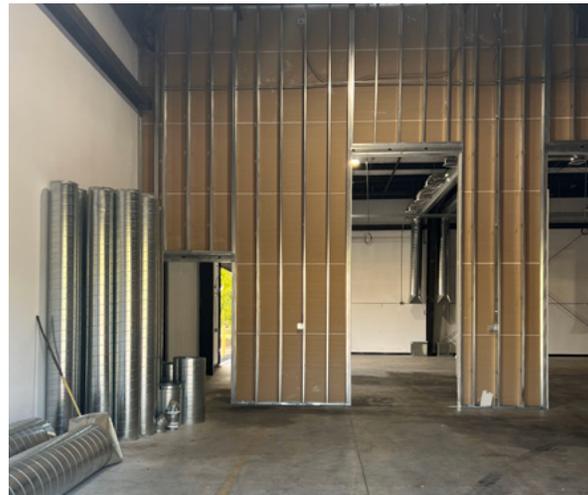
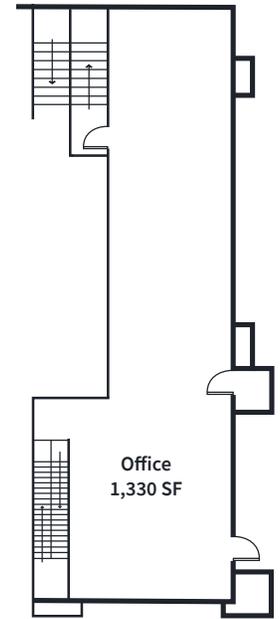


First floor

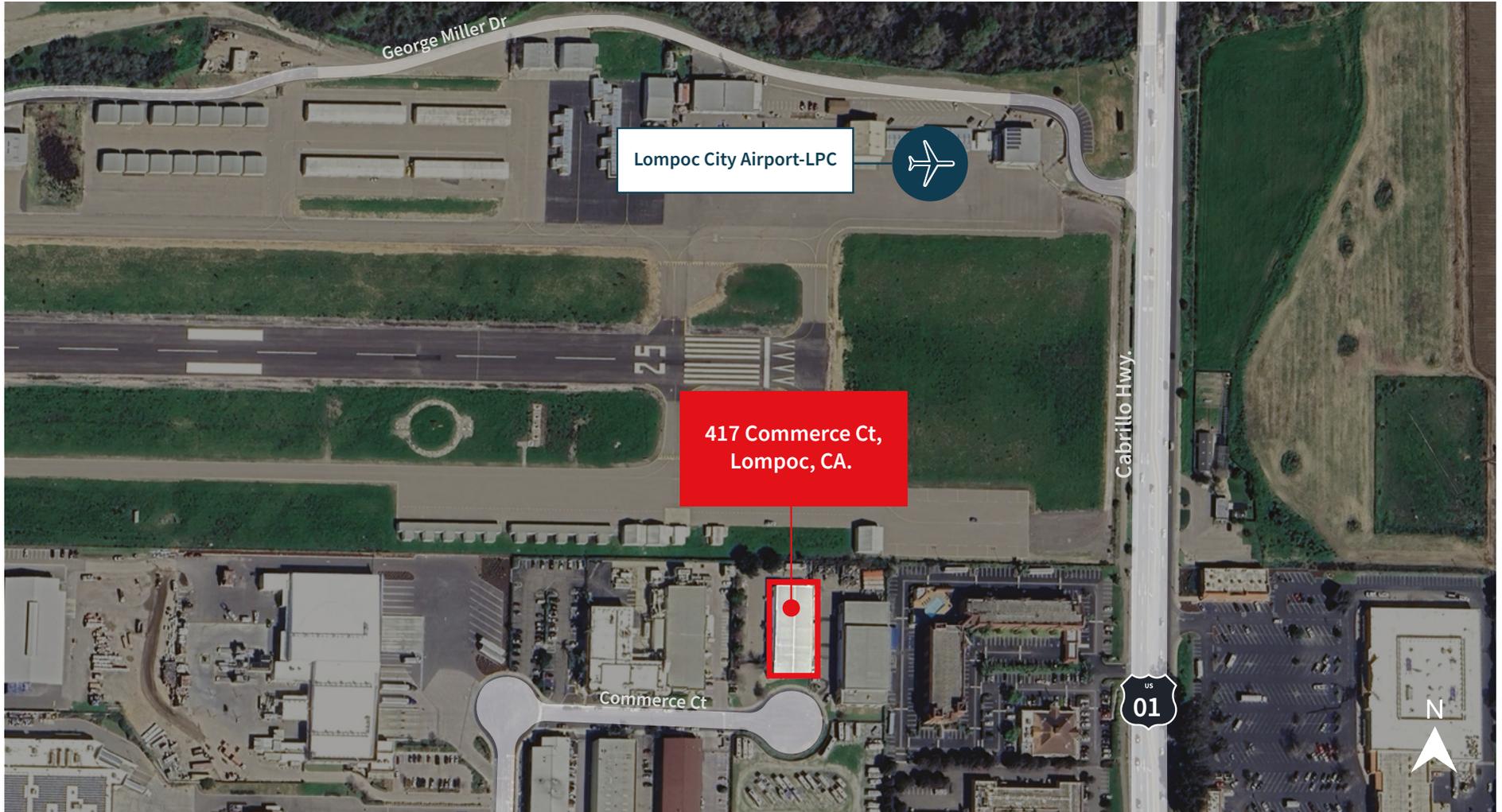


**All roll-ups are 12'W x 14'H with grade-level loading"

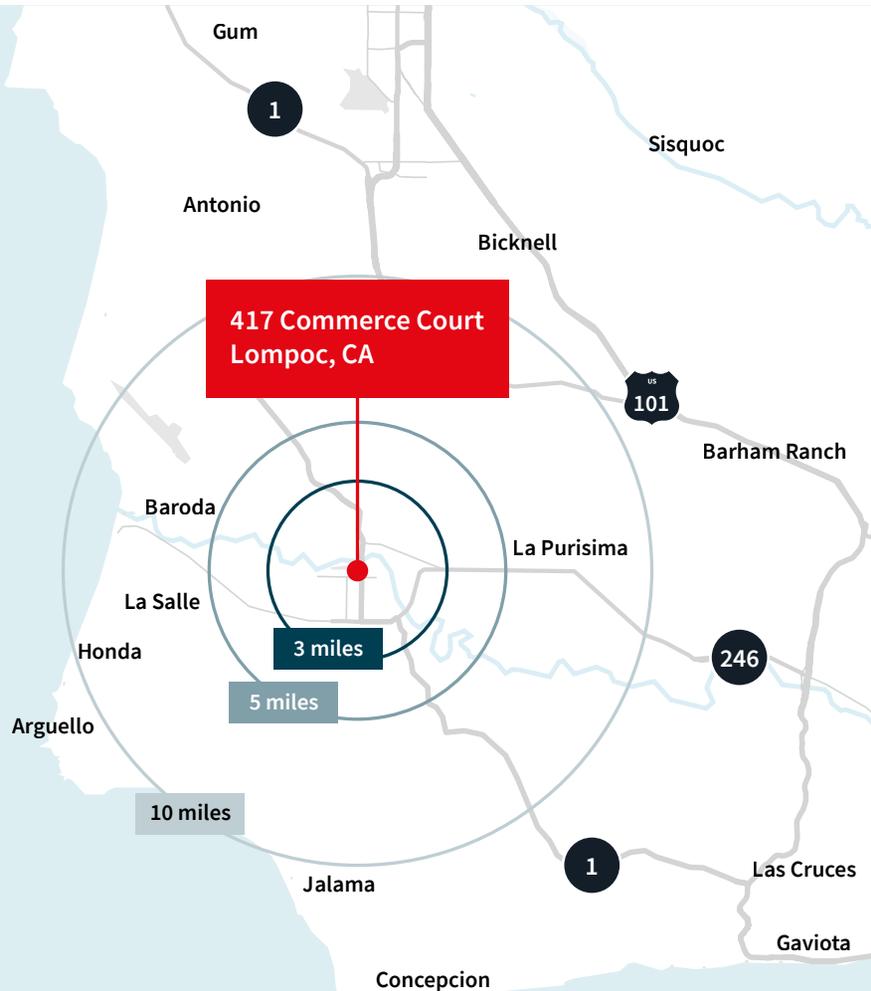
Second floor



Location aerial map



Key facts



Population	3 miles	5 miles	10 miles
Total population	10,936	50,963	55,529
Average age	38	38	39
Households and income	3 miles	5 miles	10 miles
Total households	3,756	16,604	18,078
Average age	2.9	3.1	3.1
Average age	\$100,567	\$97,861	\$100,747
Average age	\$455,938	\$539,352	\$567,839

* Demographic data derived AlphaMap

Get in touch

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