

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 TOTALING +/-45,670 SF

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

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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

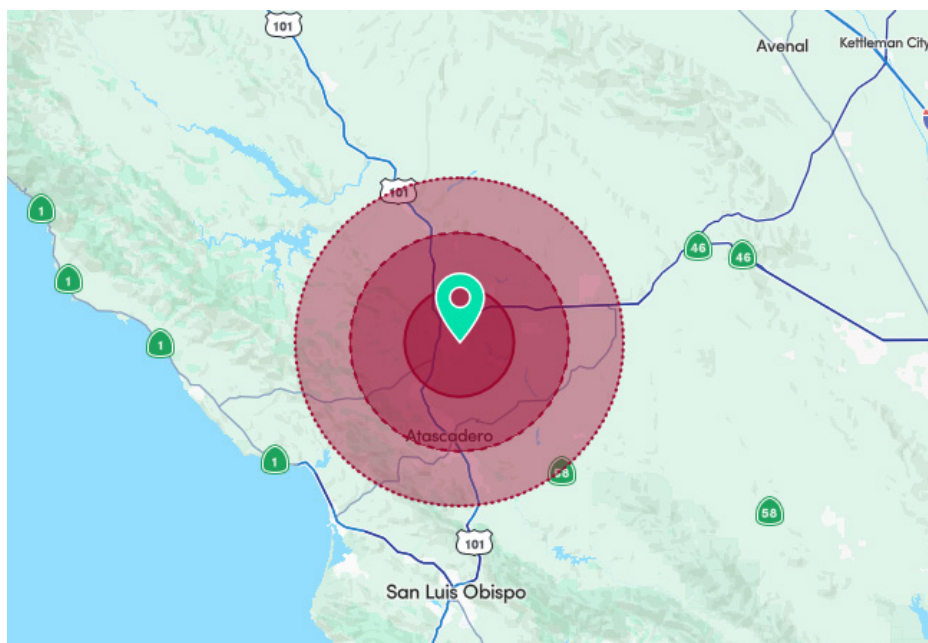


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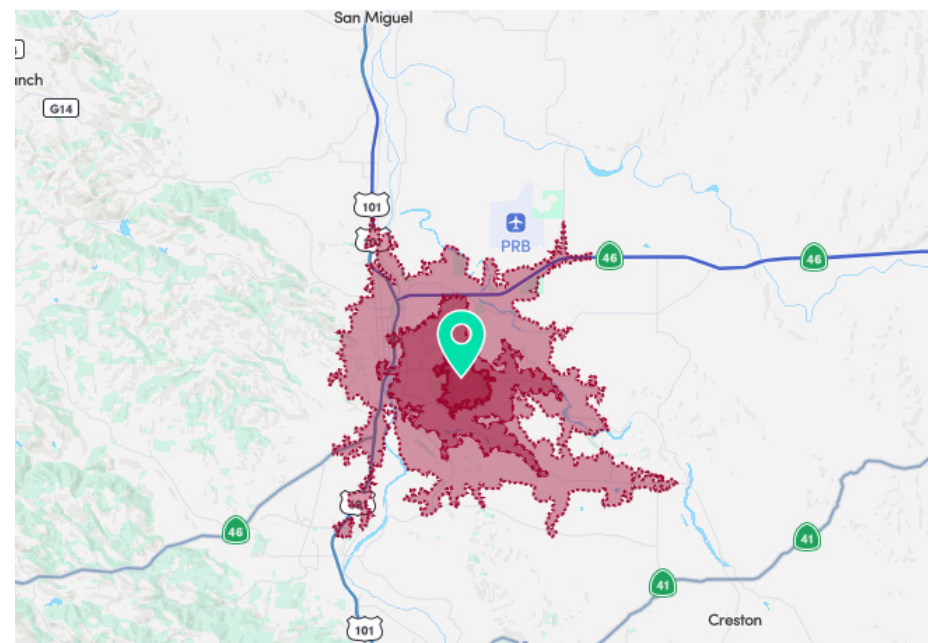
DEMOGRAPHICS

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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