

FOR SALE DEVELOPMENT-READY INDUSTRIAL LAND OPPORTUNITY

**PRICE
REDUCED!**



- Fully entitled for +/- 20,060 SF of flex/industrial warehouse.

- Fully improved pad with utilities to pad and parking lot, curb, gutter, and storm-water constructed.

- Significant excess parking with parcel having rights to over 250 parking stalls on a reciprocal basis.

2831 Airpark Dr. | Santa Maria, CA

Industrial Development opportunity in Santa Maria's Airport Industrial area.

The subject property offers a +/-2.93 acre fully improved parcel which is approved and entitled for a +/-20,060 SF flex/industrial warehouse building with 24' clear height ceilings.

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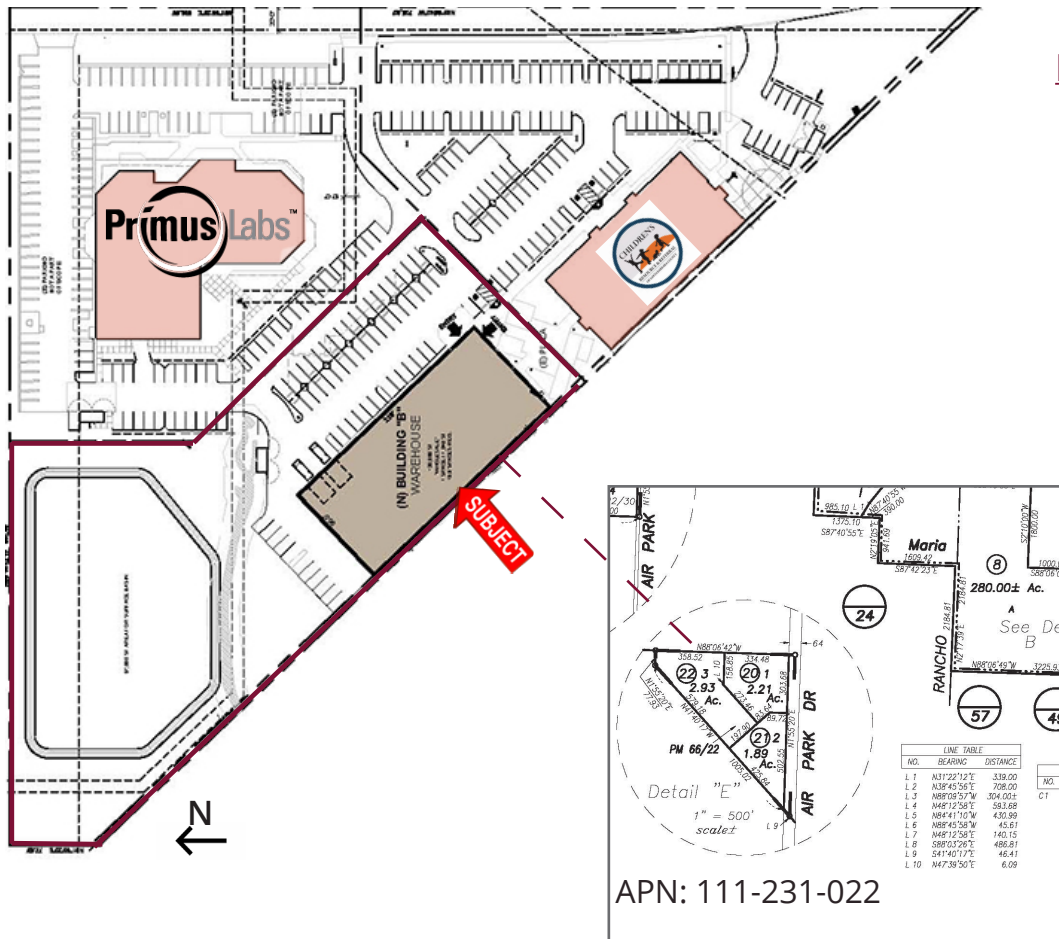
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2520 Professional Parkway | Santa Maria, CA 93455 | PacificaCommercialRealty.com

Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR SALE 2831 Airpark Dr., Santa Maria, CA



Property Highlights

- Development-ready pad
- Fully entitled for a +/-20,060 SF flex/industrial warehouse building
- On/off site improvements recently completed at a cost of over \$756,000
- Centrally located between San Francisco and Los Angeles with access to Highway 101



Neighboring buildings are currently occupied by professional tenants such as Primus Labs and Children's Resource Center.

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FOR SALE 2831 Airpark Dr., Santa Maria, CA



Property Information	
Subject Property	2831 Airpark Dr. Santa Maria, CA
Asking Price	\$950,000 \$850,000
Land Area	+/-2.91 Acres
Property Type	Industrial Land; North Santa Barbara County Supermarket
Zoning	PD/M-1 (Light Industrial)
Access	Two (2) points of ingress/egress on Airpark Drive
Neighboring Tenants	 

Proposed Project Specs	
Status	Approved by City of Santa Maria
Proposed Building Area	Up to +/-20,060 SF
Proposed Project	Large, new-build warehouse space, two (2) roll up doors, administrative office, private restroom
Site Features	\$756,000 in existing on/off site improvements
Clear Height	+/-24 Feet
Design	MW Architects

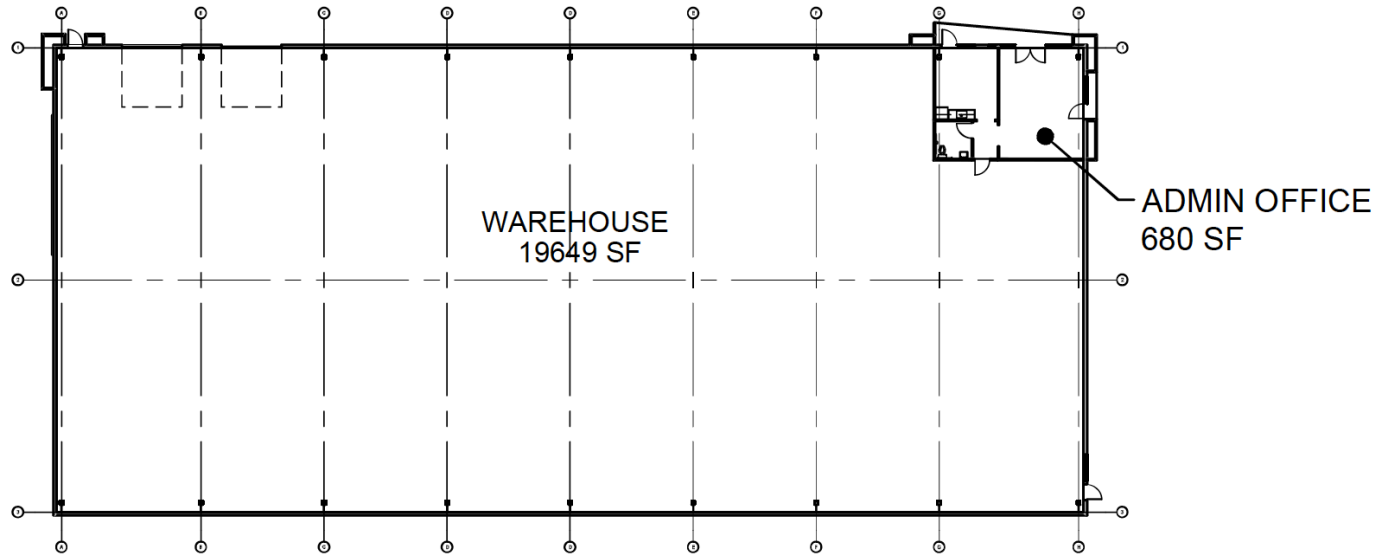


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Proposed Floor Plan



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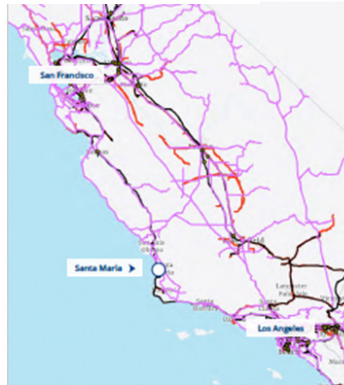
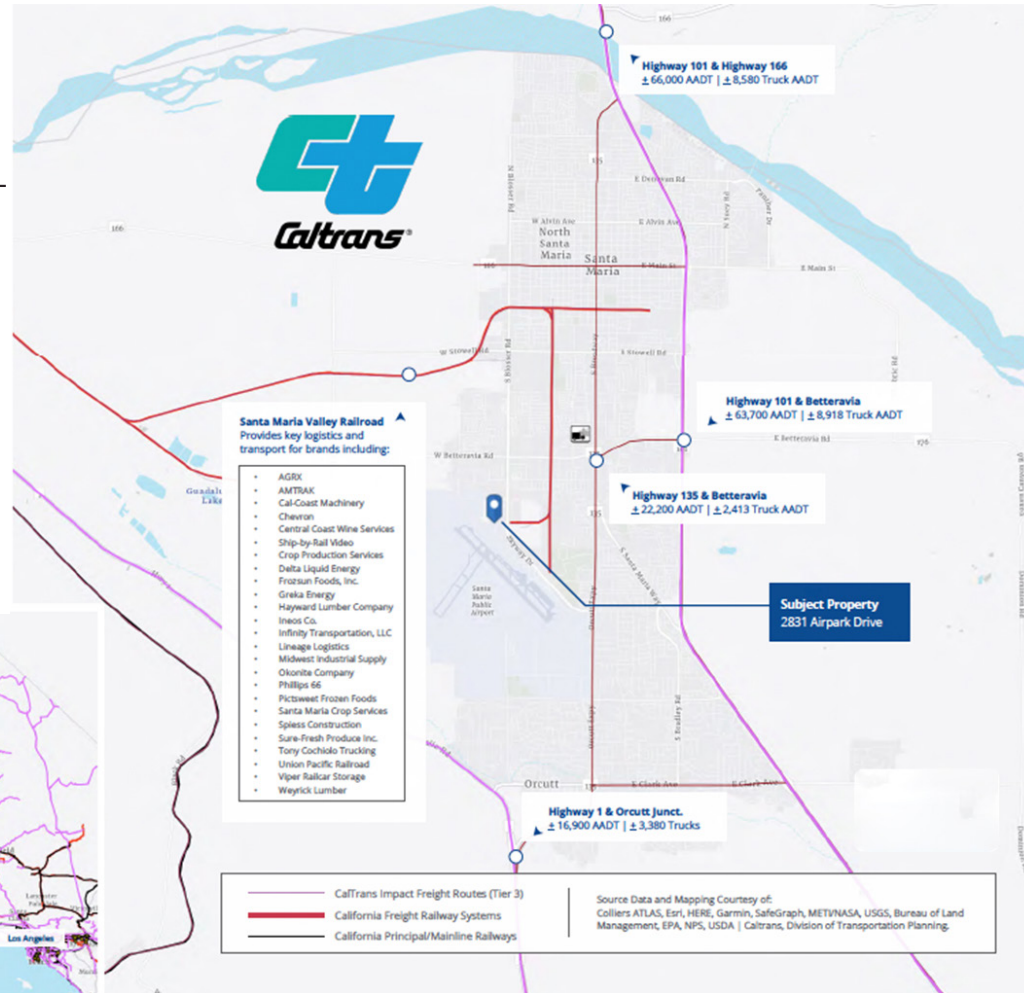
Local Freight Lines, Trucking and Logistics

The subject Property at 2831 Airpark Way benefits from proximity to key freight, trucking lines and points of interest including:

- Highway 101

The Central California's key artery connecting Los Angeles to San Francisco via coastal communities such as Ventura, Santa Barbara, San Luis Obispo, Paso Robles and San Jose.

- Betteravia Road
- Santa Maria Valley Railroad
- Santa Maria Public Airport
- Highways 1, 135, and 166



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