

714 S. Blosser Road

SANTA MARIA, CALIFORNIA

5.97 +/- Acres Zoned M-2 with Warehouse, Office, & Shop



Offered at \$4,290,000

Presented by:



Property Information

Purchase Price: \$4,290,000
Property tours are by appointment only, please contact Rincon Corporation for an appointment.

Size: 5.97 +/- deeded acres, Santa Maria, California, County of Santa Barbara (the Property)

Location: Located on the northeast corner of Blosser Road and Knudsen Way, the Property has great access and visibility. Blosser Road has two lanes in both directions and runs north/south while Knudsen Way runs east/west with one lane in each direction to the Property's south. There is a railroad track abutting the northern boundary of the Property.

Description: The site of the former Bonita Cooler, 714 S. Blosser Road is an improved industrial warehouse and contractor's yard located at the northeast corner of Blosser Road and Knudsen Way in the City of Santa Maria. The property totals 5.97+/- acres with 45,350+/- square feet of building area, including warehouse, shop, and office components. The property benefits from excellent access, a large yard, multiple loading positions, and proximity to major arterial routes serving the Santa Maria Valley industrial corridor. The site is leased to a single industrial tenant on a short term lease for truck storage, and is situated within the M-2 (General Manufacturing) zoning district. The Property is being considered for a re-zone of R-3 (high density residential) in the City's General Plan Update currently underway.

Currently the improvements of the Property are in good to poor condition, estimated to have been built in the 1950's. The east side of the former warehouse (former cooling facility) recently suffered damage from a fire, and has experienced occasional homeless persons trying to enter the property.

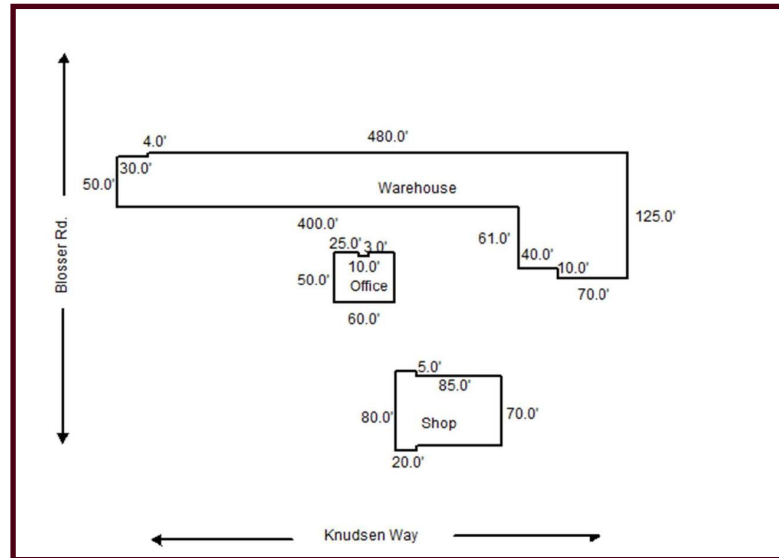
Structural

Improvements: The warehouse consists of about 34,830 square feet and is constructed of steel frame on a concrete slab, metal skin and pitched metal roof. Not all of the warehouse is useable due to the recent fire. The office building is approximately 2,970 square feet and is wood frame on a slab foundation with a comp-shingle roof. The shop is 7,550+/- square feet and is made with a steel frame on a slab, metal skin and pitched metal roof.



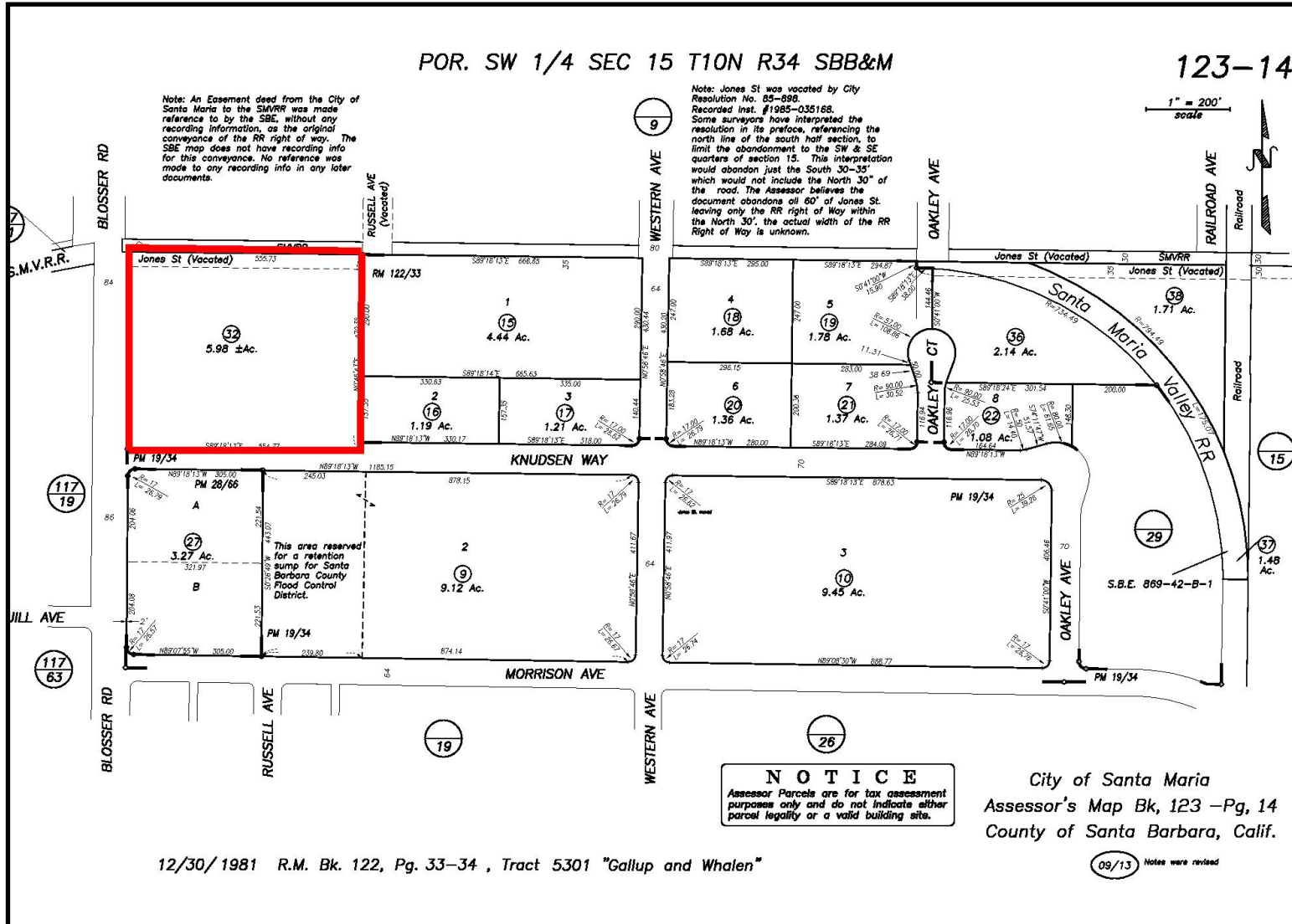
Property Information (Continued)

- Present Use:** The Property is currently leased to a trucking company on a short term lease.
- Site Improvements:** Site improvements include a chain link fence with rolling gate, and concrete and asphalt paved yard.
- Topography:** The Property is level.
- Zoning:** Currently zoned M-2 (General Manufacturing) with the City of Santa Maria’s General Plan Update considering a re-zone to R-3 (high density residential)
- Utilities:** The Property has all major utilities to the site. Power capacity is 2,000 amps, 120/240v, 3 phase 4 wire
- Assessor’s Parcel Number:** 123-140-032
- Environmental:** The Property has a Phase 1 Environmental Assessment, a Lead Report and an Asbestos Report available.
- Property Taxes:** Subject to Prop 13 re-assessment



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.

Parcel Map



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West End of Warehouse Viewed From Blosser Rd.



Warehouse Interior



Warehouse Interior



East side of Shop



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714 S. BLOSSER ROAD, SANTA MARIA, CA



North Side of Warehouse



South Side of Warehouse Used by Trucking Company



Fire Damaged Portion of Warehouse is on the far end



South Side of Fire Damaged Portion of Warehouse



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Above: Truck Yard



Above: Shop Interior
Left: Office



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