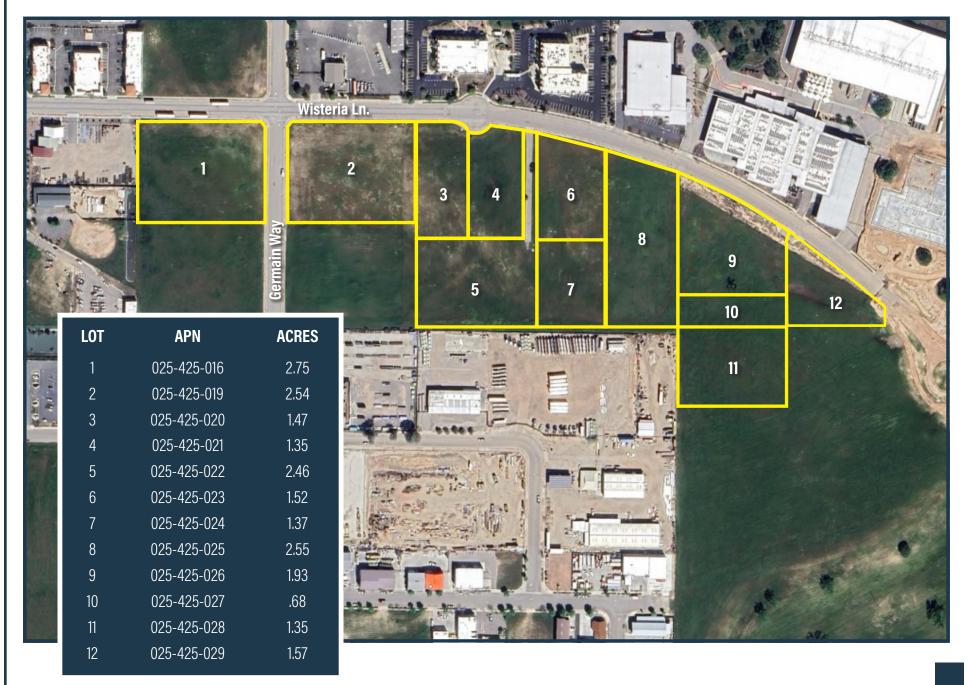
PASO COMMONS - FULLY ENTITLED BUSINESS PARK





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PASO COMMONS

The Hub for the Wine Industry, Leading Industrial Companies & More

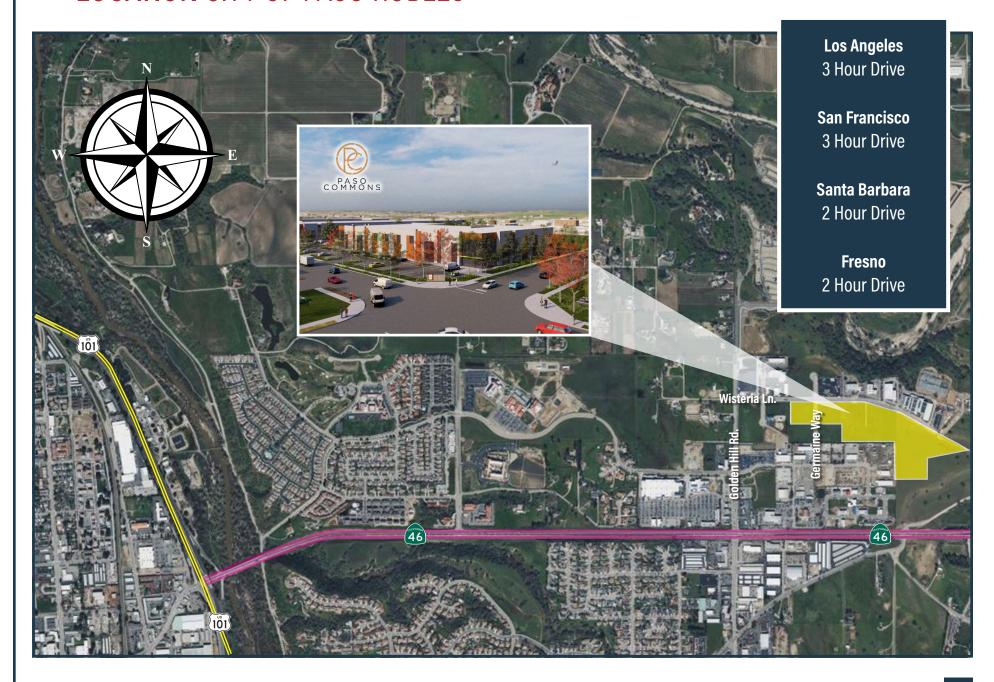
Paso Commons is a 21.54 acre, 12 lot, 7 building, fully entitled 421,130 square foot master planned industrial development in the City of Paso Robles. All off-site and on-site improvements are in place. The project is located in the most prestigious business park in San Luis Obispo County with corporate neighbors including Justin Winery (production/distribution campus), IQMS (North American headquarters), MGE Underground and Beta USA. The site offers unparalleled direct access to highways, which is a competitive advantage.

This offering is ideal for a corporate user seeking a large site in a severely supply constrained submarket. Develop a single facility or multiple facilities with space for expansion over time.

This is part of the City's Tech Corridor with fiber optic service with great proximity to the Paso Robles Airport, Highway 101 and 46. This truly cannot be replicated anywhere on the Central Coast.



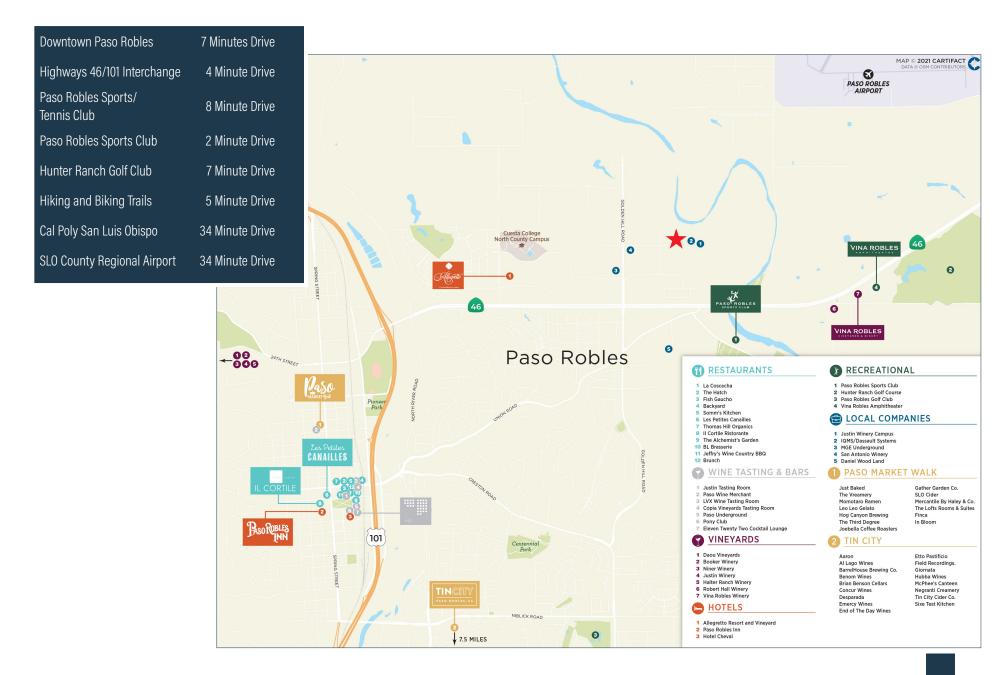
LOCATION CITY OF PASO ROBLES



SUMMARY OF ENTITLEMENTS

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7
TOTAL BUILDING AREA:	52,096	44,626	124,144	119,664	30,400	28,900	21,300
BUILD TO SUIT LEASE PRICE PER SF:	\$1.35	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable
BUILD TO SUIT OR LAND SALE PRICE:	Contact Listing Agent	n/a	Contact Listing Agent	n/a	n/a	n/a	Contact Listing Agent
MINIMUM DIVISBLE SQ. FT:	26,048	22,313	62,072	59,832	30,400	28,900	10,650
PAD ACRES:	2.75	2.54	5.85	5.5	1.93	2.03	1.57
OFFICE SPACE:	Build to Suit	Build to Suit	Build to Suit	Build to Suit	Build to Su <mark>it</mark>	Build to Suit	Build to Suit
CLEAR HEIGHT:	28'	32'	32'	32'	32'	32'	32'
SPRINKLERS:	ESFR						
PARKING SPACES:	64	51	144	132	43	41	40
DOCK HIGH DOORS:	6	6	18	14	1	1	1
GROUND LEVEL DOORS:	4	2	2	2	2	2	2
POWER:	2000 Amps, 277/480 Volts						

DESTINATIONS DISTANCE





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COMMERCIAL REAL ESTATE SERVICES

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OWNERSHIP AND DEVELOPMENT



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