

SUBLEASE OPPORTUNITY

3580 Sacramento Drive, Ste 140

San Luis Obispo, California



SF 3,048

Industrial Space -On Site Parking

Located in the vibrant city of San Luis Obispo, 3580 Sacramento Drive, Ste 140 offers an exceptional opportunity for businesses seeking industrial warehouse space.

This space is available starting July 1, 2024. For inquiries and to schedule a tour, contact Daniel Wiens at danielw@ifixit.com or call 805-952-5469.

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SPECIFICS

- **3,048 SF** (includes 168 SF of pro rata common space)
- **(6) parking stalls**
- **Shared bathroom**
- **(1) Large roll up door**
- **\$4000/mo** (includes electric, water and sewer up to average usage)
- **Ceiling height: 15'-19'**
- **Shared loading dock**
- **Zoning M (Manufacturing)**
- **Single level, open floor plan**
- **Available July 1, 2024**
- **Lease Term: Through May 2027**



Why Choose This Warehouse Space?

- **Strategic Location:** Proximity to major roads enhances logistical efficiency.
- **Versatile and Functional:** Ideal for various industrial applications.
- **Convenient Parking:** Ample on-site parking for staff and visitors.
- **Zoning Flexibility:** Suited for a broad range of manufacturing and industrial activities.

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Prime Industrial Location

Nestled east of Broad Street, between Orcutt Road and Tank Farm Road, this property offers easy access to key transportation routes. This strategic positioning facilitates efficient logistics and distribution, reducing transit times and operational costs. Whether your business focuses on manufacturing, storage, or distribution, this area provides the connectivity you need to streamline operations.

Functional and Versatile Space

The 3,048 sq ft industrial warehouse is designed to accommodate diverse business needs. Its single-floor layout ensures ease of movement for goods and equipment, while the large roll-up door facilitates seamless loading and unloading. The space also features a shared loading dock, adding convenience for businesses handling substantial inventories or bulky materials. This facility's practical design makes it an ideal choice for businesses ranging from light manufacturing and assembly to warehousing and distribution.

Ample Parking and Accessibility

Parking can be a critical factor for operational efficiency. With 6 unreserved parking spaces on-site, employees and visitors will benefit from hassle-free parking.

Flexible Use and Zoning

Zoned for Manufacturing (M), this space provides flexibility for a variety of industrial uses. Whether your business involves production, assembly, or warehousing, the zoning and infrastructure are aligned to meet industrial demands.

FACILITY LOCATION



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