

FOR LEASE INDUSTRIAL SPACE FOR LEASE



Gateway Business Center | 2003-2053 Preisker Lane | Santa Maria, CA

Excellent location with easy access to U.S. Highway 101. Offers a well conceived traffic plan, providing ample customer, employee, and delivery parking. Customized for your business needs. Up to 40% office within each unit. Allowable uses include commercial, manufacturing, warehousing, and wholesale distribution. See next page for available spaces.

Property Details

- Zoning: PD-CM
- Power: 200 Amp Service Available
- Construction: Concrete Tilt-Up
- Ceiling Height: 13 Feet
- Roll-Up Doors: 8' x 10', 10' x 10'
- Fully Equipped with Fire Sprinklers
- Prominent Tenant Signage Available
- Directory Tenant Signage Provided

Jerry Schmidt
805.928.2800 ext. 107
Jerry@PacificaCRE.com
Lic #0095042

Pat Palangi
805.928.2800 ext. 105
Pat@PacificaCRE.com
Lic #01105680

Mike Kelly
805.928.2800 ext. 113
Mike@PacificaCRE.com
Lic #01800988

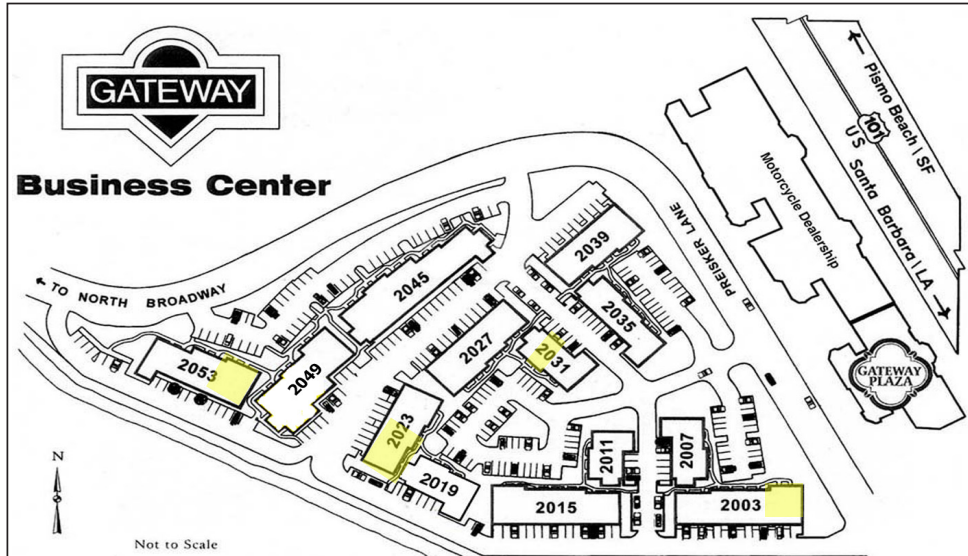


PO Box 250 | Santa Maria, CA 93456 | PacificaCommercialRealty.com

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 LEASE 2003-2053 Preisker Lane, Santa Maria, CA

SITE PLAN



Address	SF	5 Year Price/SF	3 Year Price/SF	Type
2045 Preisker Lane, Ste. AB	±1,961	\$1.00	\$1.05	NNN (0.38)
2003 Preisker Lane, Ste. A	±1,558	\$1.00	\$1.05	NNN (0.38)
2023 Preisker Lane, Ste. ABC (3/1/25)	±3380	\$1.00	\$1.05	NNN (0.38)
2031 Preisker Lane, Ste. B (2/1/25)	±904	\$1.00	\$1.05	NNN (0.38)
Base Rent shall increase annually according to CPI (3% min - 6% max)				

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