

# INDUSTRIAL SPACE FOR SALE OR LEASE

417 COMMERCE COURT  
LOMPOC, CA

417

IDEAL OWNER/USER PROPERTY

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

CHRISTI VIOR  
cvior@lee-associates.com  
D 805.895.8765  
CaDRE #803953



BRIAN NIEHAUS  
brian.niehaus@jll.com  
D 310.595.3824  
CaDRE #01836528

JON GORCZYCA  
jon.gorczyca@jll.com  
D 310.595.3826  
CaDRE #01909368

## EXCLUSIVELY LISTED BY

No warranty or representation as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

### CHRISTI VIOR

[cvior@lee-associates.com](mailto:cvior@lee-associates.com)

D 805.895.8765

CalDRE #0803953



### BRIAN NIEHAUS

[brian.niehaus@jll.com](mailto:brian.niehaus@jll.com)

D 310.595.3824

CalDRE #01836528

### JON GORCZYCA

[jon.gorczyca@jll.com](mailto:jon.gorczyca@jll.com)

D 310.595.3826

CalDRE #01909368

# LISTING SUMMARY

## PROPERTY OVERVIEW

Prime location industrial building ready for occupancy, available for Sale or Lease. This property is perfectly suited for owner/user.

New upgrades include parking lot, HVAC and roof. The building boasts over 11,000 SF of warehouse space with approximately 3,000 SF of office space.

Contact the listing agent for further information and to view the property.

**SALE PRICE:** \$3,750,000.00

**LEASE RATE:** TBD

**AVAILABLE SF:** 14,445 SF

**LOT SF:** 39,204 SF

**LEASE TERM:** 3-5 Years

**ROLL UP DOORS:** 4 (12'W x 14'H)  
with grade-level loading

**CEILING HEIGHT:** 25'

**PARKING:** Ample

**RESTROOMS:** Two

**ZONING:** BP (Business Park)

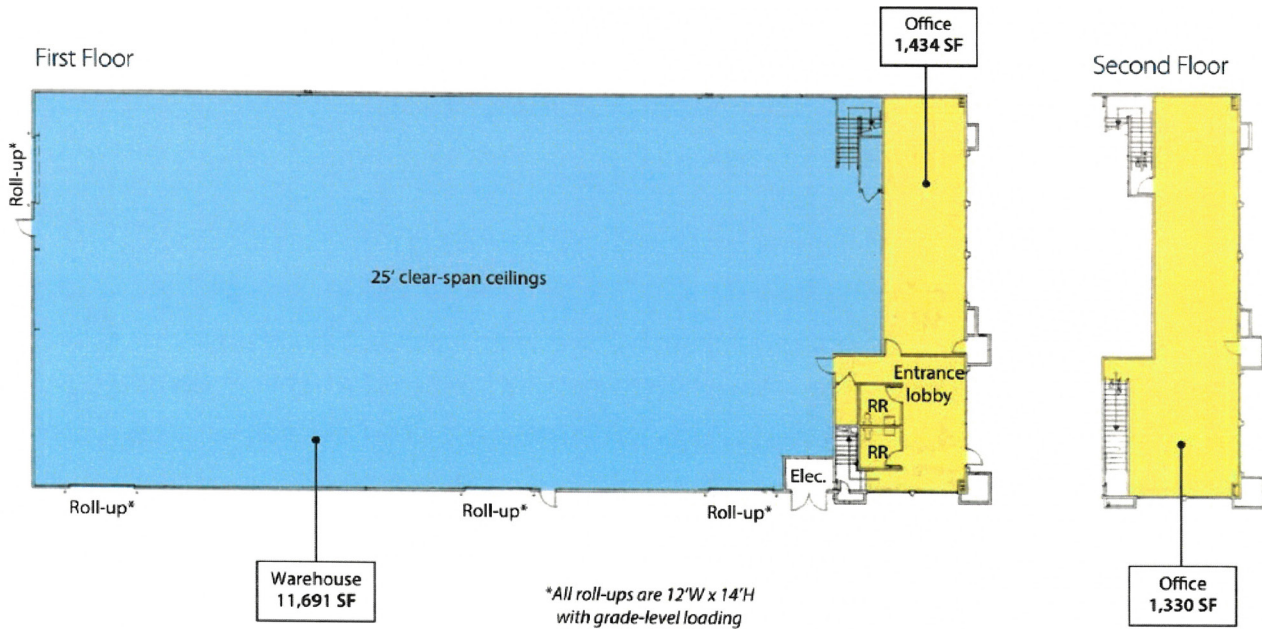
**APNs:** 093-450-004

**AVAILABLE:** Now



417 COMMERCE COURT, LOMPOC, CA

# PROPERTY PHOTOS



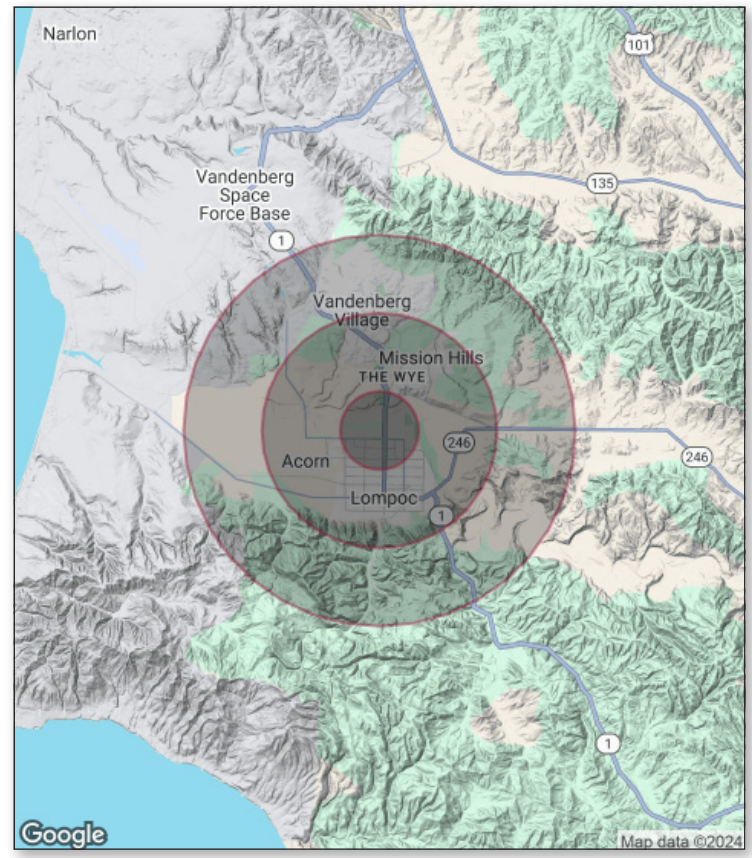
# LOCATION AERIAL



# KEY FACTS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,936	50,963	55,529
Average Age	38	38	39
HOUSEHOLDS & INCOME			
Total Households	3,756	16,604	18,078
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$100,567	\$97,861	\$100,747
Median Housing Value	\$455,938	\$539,352	\$567,839

*\* Demographic data derived AlphaMap*



# RETAIL MAP

