



Industrial Property

2240 S. Thornburg St., Santa Maria, CA

+/- 21,117 SF

FOR LEASE

Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 08/19/26

McCarty ♦ Davis
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the opportunity to lease 2240 S. Thornburg St. in Santa Maria. The property offers tall ceilings, significant power for manufacturing processes, 2 rollup doors, (one truck well and one grade level) first and second floor office and production space. The building allows great flexibility for manufacturing or warehousing uses.

Property Facts

- +/- 21,117 SF building
- +/- 32,000 SF lot
- High bay warehouse plus mezzanine space
- 2 rollup doors (1 grade level and 1 truck well/loading dock)
- First and second floor has office and production space
- 2 Break rooms
- 6 Bathrooms
- Zoning: CM (Commercial Manufacturing)

Financials

Lease Rate: \$0.95/SF NNN (\$0.15)

Additional Info.

Available Now!

Owners will consider a lease with an option to purchase for a qualified tenant



Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 08/19/26

McCarty  **Davis**
Commercial Real Estate



1st Floor Office/Production Space



1st Floor Office/Production Space



2nd Floor Office



2nd Floor Office Space

Contact:

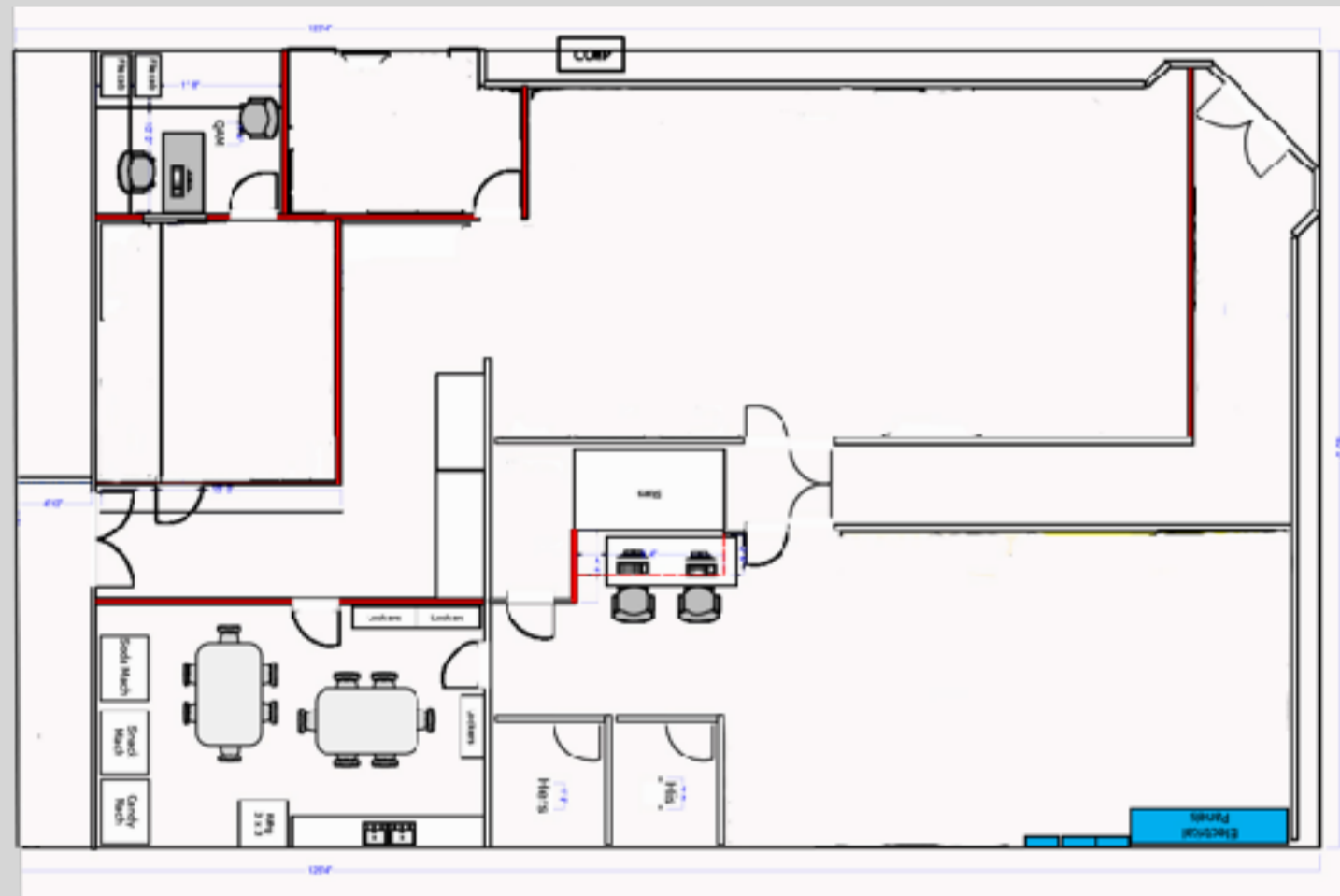
Steve McCarty
mccarty@mccartydavis.com
 805.431.2671
 CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
 805.704.5727
 CalBRE#: 01843738

www.McCartyDavis.com
 641 Higuera Street, Suite 201
 San Luis Obispo, CA 93401
 805.543.1801
 Updated: 08/19/26

McCarty ♦ Davis
 Commercial Real Estate

2 Floors of Office / Production Space



**1st Floor Office/
Production Space**



2nd Floor Office

Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 08/19/26

McCarty ♦ Davis
Commercial Real Estate



1 truck well and 1 grade-level door



Open Warehouse Space



Mezzanine



Mezzanine with fork-lift access

Contact:

Steve McCarty
mccarty@mccartydavis.com
 805.431.2671
 CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
 805.704.5727
 CalBRE#: 01843738

www.McCartyDavis.com
 641 Higuera Street, Suite 201
 San Luis Obispo, CA 93401
 805.543.1801
 Updated: 08/19/26

McCarty ♦ Davis
 Commercial Real Estate

Warehouse and Mezzanine Space

**1st Floor
Warehouse**

Under Mezzanine

Under Mezzanine

**Full Height
Warehouse**

Mezzanine

Mezzanine

Open to First Floor

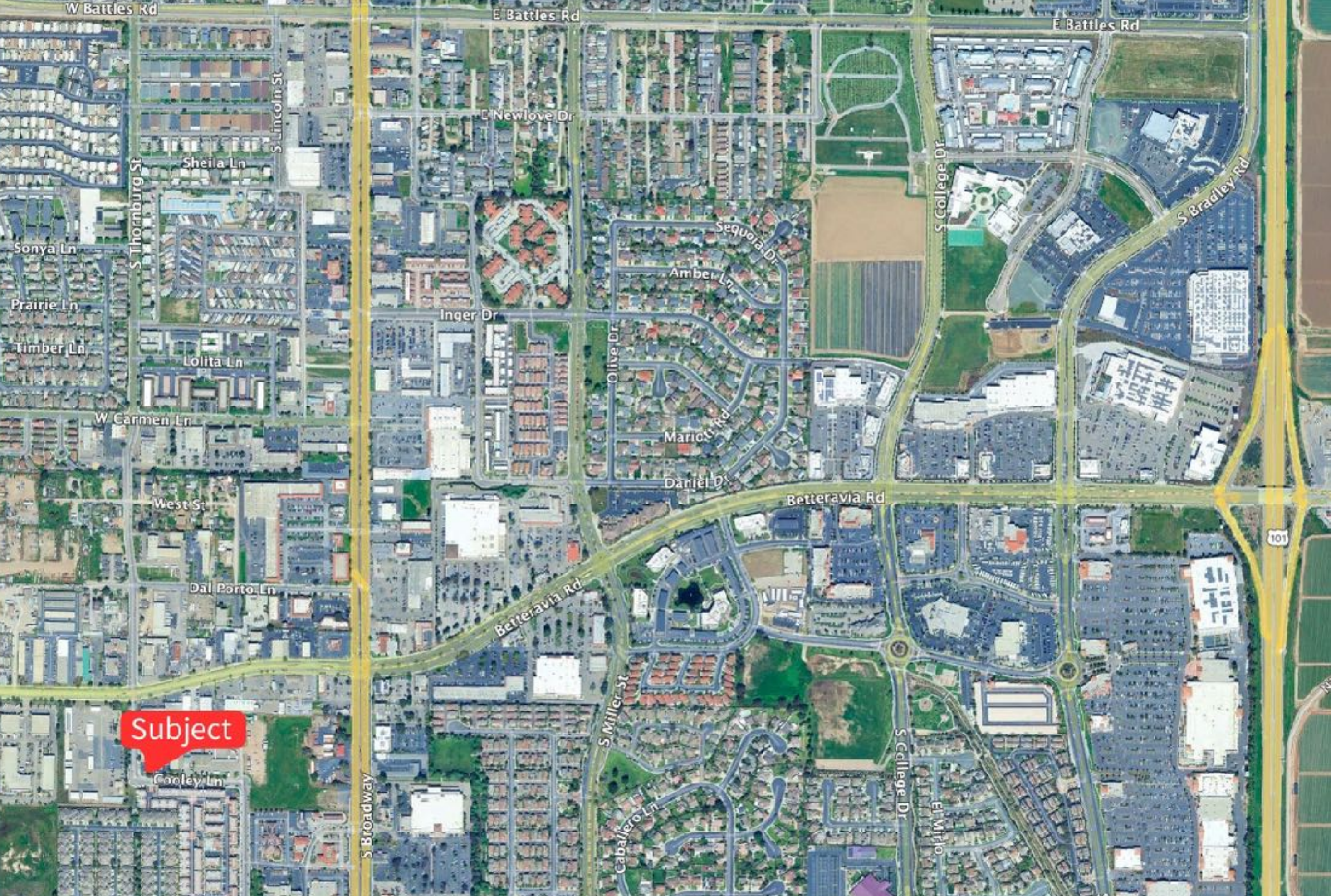
**2nd Floor
Warehouse**

Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 08/19/26

McCarty ♦ Davis
Commercial Real Estate



Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 08/19/26

McCarty ♦ Davis
Commercial Real Estate

***For More
Information***

*To receive more
information please
call or email us. Our
contact information
is below and we
look forward to
talking to you.*



*The 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.*

Contact: Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 08/20/26

McCarty ♦ Davis
Commercial Real Estate