

FOR LEASE



820 Capitolio Way, San Luis Obispo, CA 93401

Property Summary



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An exceptional chance to lease a high-bay industrial building located just off Sacramento Street in one of San Luis Obispo's established manufacturing zones. This central location supports a wide range of warehousing and manufacturing uses. The property features a versatile warehouse with multiple private offices, a kitchenette, and two restrooms. Built with 400 amps of three-phase power, the building was previously used for food storage and distribution and includes a section with operational cold storage and an upstairs mezzanine. The main warehouse is efficiently serviced by three dock-high doors, each equipped with McGuire dock levelers, ensuring smooth logistics and loading operations.

Lease Rate: \$1.35/SF/mo - NNN (~0.17/sf/mo)

Unit SF: +/- 12,120 SF

Uses: Industrial/Warehousing

Zoning: M: Manufacturing

Power: 400 Amps - 3 phase

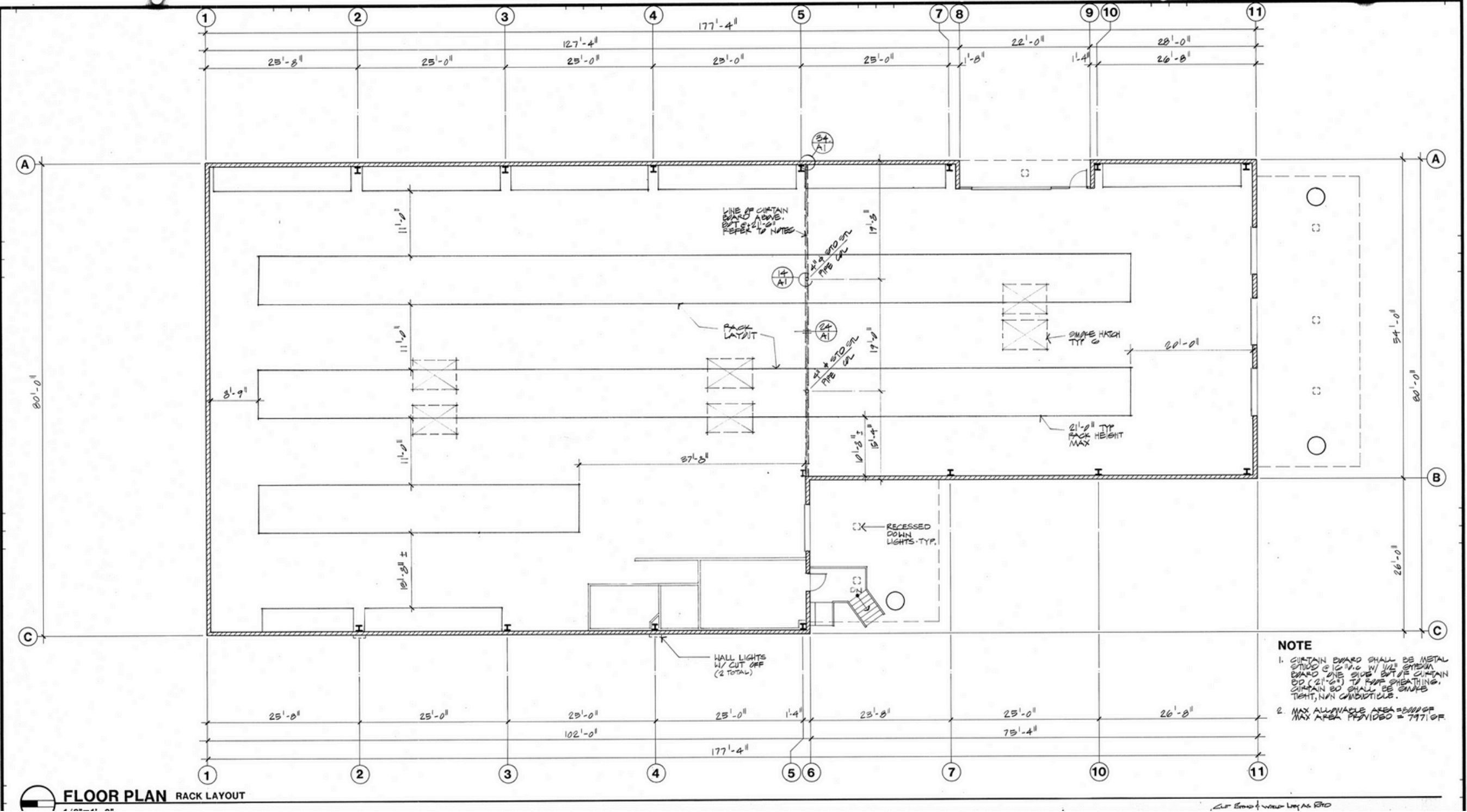
Loading: 3 dock high loading bays

Ceiling Height: 24'+





Original Floorplan





Exclusive Leasing Agent:

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