

LAND FOR SALE OR BUILD TO SUIT SALE OR LEASE

**BRAND NEW, STATE OF THE ART
1.57 ACRE INDUSTRIAL FACILITY**

**PASO COMMONS
PASO ROBLES, CA**



**21,300 Square Feet/1.57 Acres
Ideal for Modern Industrial Uses
and Wine Production**

www.PasoCommons.com

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PROPERTY SUMMARY

Great opportunity to buy a fully entitled 1.57 acre industrial lot in Paso Robles. All off sites and on sites in place. Ready for you to build upon permitting of construction docs for a 21,300 square foot building. Join Justin Winery, San Antonio Winery, Dassault Systems/ IQMS at the best business park in the County. Located off of Highway 46 at Golden Hills Road you great access to Highway 101, Paso Robles Municipal Airport, Tech Corridor and the Central Valley via Highway 46. 1500 new homes approved in the area and a vibrant downtown. This is truly the path of growth for the Central Coast.

BUILDING FEATURES

- Prestigious Corporate Identity
- Solar Rooftop Providing Significant Energy Savings
- 32' Minimum Warehouse Clearance
- Exceptional Dock High Loading
 - With Superb Maneuverability for Large Trucks
- Grade Level and Dock High Loading
- Secure and Fenced Private Yard
- ESFR Sprinkler System
- Insulated Warehouse (Walls/Roof)
- 480V and 240 Power

Build to Suit Lease Rate: TBD

Land Sale Price: Contact Listing Agent

Total Building Area: 21,300 SF/Divisible

Minimum Divisible Sq. Ft: 10,650

Pad Acres: 1.57

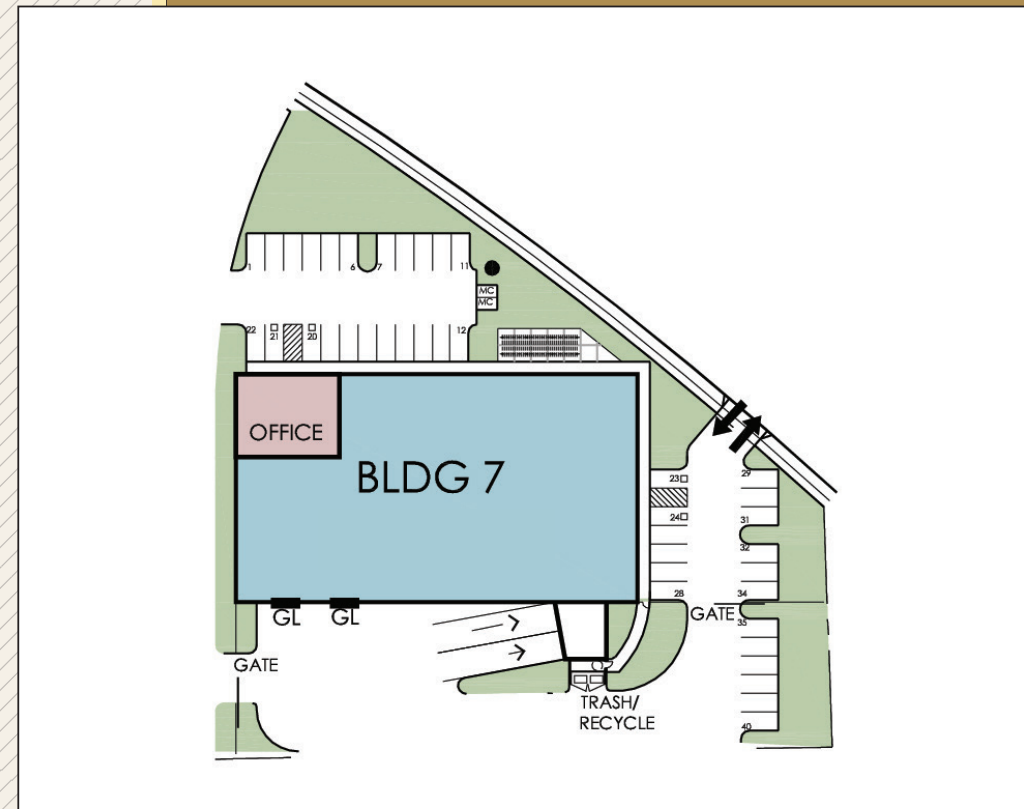
Office Space: Build to Suit

Clear Height: 32'

Parking Spaces: 40

Dock High Doors: 1

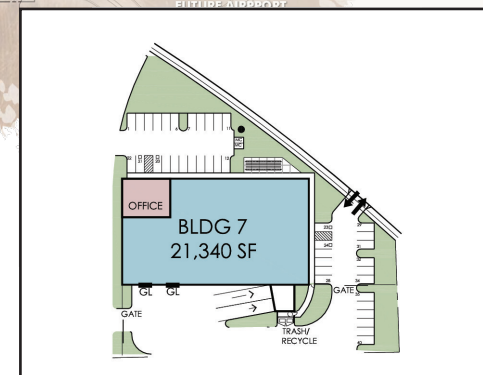
Ground Level Doors: 2





State-of-the-art industrial buildings with available space from 12,000 to 421,130 SF

- Masterplanned industrial campus stretched across 21.54 acres within San Luis Obispo County's most desirable business park
- Campus was entitled with the City of Paso Robles in Q3-2022
- Features 7 architecturally stunning, state-of-the-art industrial buildings
- The facilities boast gorgeous high-volume space, floor to ceiling windows, customizable offices, expansive warehouses and soaring ceilings
- Conveniently located seven minutes from downtown Paso Robles, which is filled with vibrant restaurants, boutiques, wine tasting and more.



OWNERSHIP AND DEVELOPMENT



nkt commercial
Commercial Real Estate Development



LEASING TEAM

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