

Laboratory Space For Lease +/-2,733 SF - +/-5,411 SF



2811 Airpark Drive | Santa Maria, CA

Improved laboratory space in a recently remodeled Class "A" office building in Santa Maria's R&D sector. Attached floor plan shows the location of Suites 4 & 5 which are on the ground floor. These two (2) suites can be leased separately or together by demising the shared walk-in cooler. Suite 5 contains another large cooler and roll-up door to rear of building. Building amenities include large break area with a gourmet kitchen, common restrooms with showers and a larger storage area.

Property Details

- For Lease: \$1.55/SF/Mo., NNN
- Estimated NNN: \$0.55/SF
- Term: Negotiable
- Size: +/-2,733 SF - +/-5,411 SF
- Zoning: PD-M1
- Restrooms: Common
- Roll-up Doors: 1
- Load Factor: +/-11.6% - +/-19.8%

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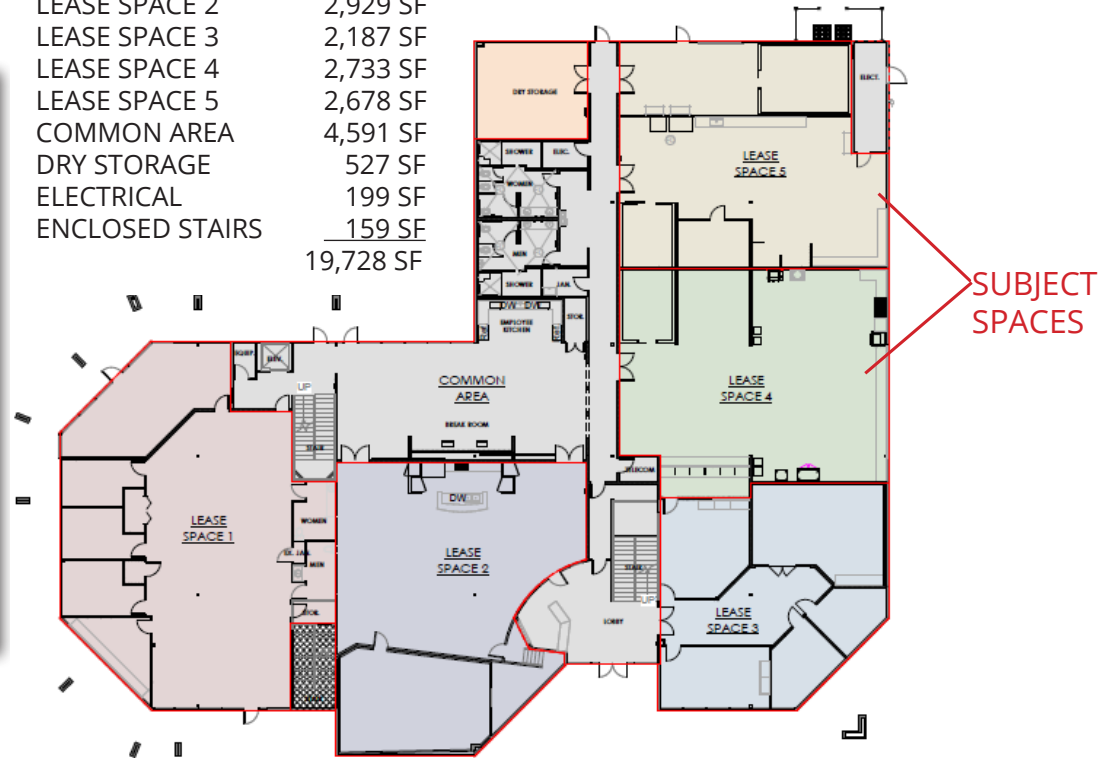
Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Laboratory Space For Lease



MEASURED SF AREAS

LEASE SPACE 1	3,725 SF
LEASE SPACE 2	2,929 SF
LEASE SPACE 3	2,187 SF
LEASE SPACE 4	2,733 SF
LEASE SPACE 5	2,678 SF
COMMON AREA	4,591 SF
DRY STORAGE	527 SF
ELECTRICAL	199 SF
ENCLOSED STAIRS	159 SF
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	19,728 SF



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