

1500 BLOCK OF WEST BETTERAVIA ROAD SANTA MARIA, CA 93455



FOR SALE | Rare Opportunity To Purchase Industrial Lots On West Betteravia

We are offering seven Industrial Zoned Legal Lots totaling +/-34.32 acres plus one +/- 39.46 acre parcel 'For Sale' on the highly traveled thoroughfare of West Betteravia Road. As developable properties along Betteravia Road are hard to find, this offering represents a unique opportunity to developers and owner-users.



Pacifica
COMMERCIAL REALTY

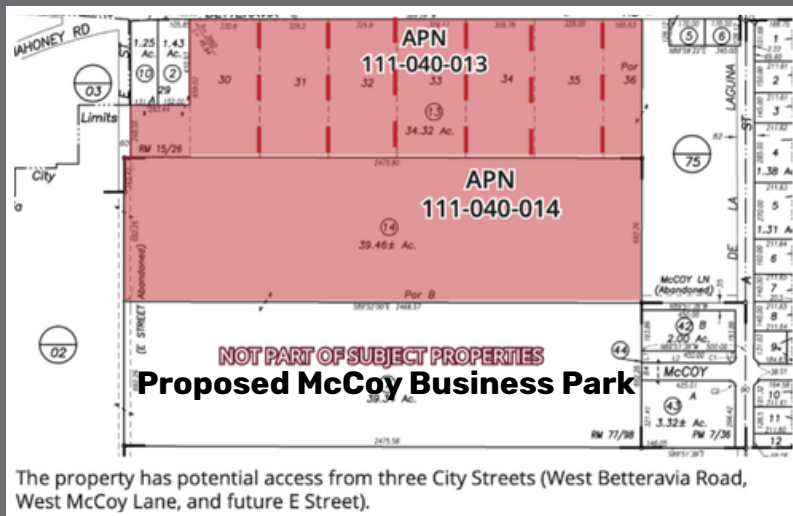
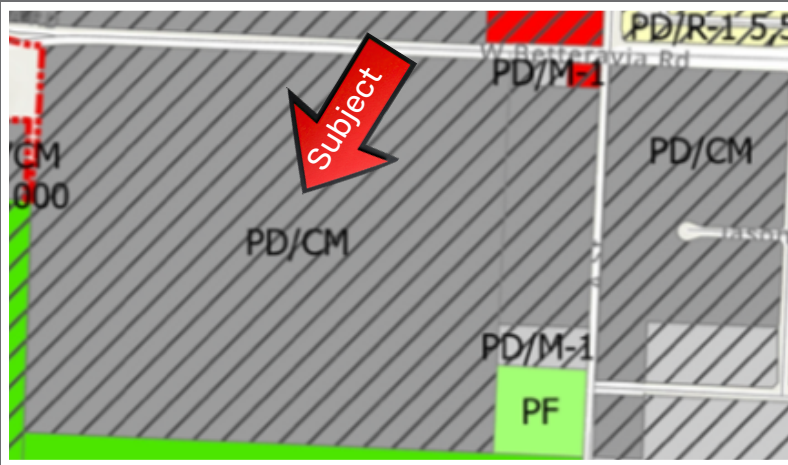
Mike Kelly, Lic #01800988

805.928.2800

Pat Palangi, Lic #01108680

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APN	Size (+/- Acres)	Price
111-040-013	+/- 34.32	
111-040-013 Lot 30	+/- 6.6	\$3,445,000
111-040-013 Lot 31	+/- 5.0	\$2,595,000
111-040-013 Lot 32	+/- 5.0	\$2,595,000
111-040-013 Lot 33	+/- 5.0	\$2,595,000
111-040-013 Lot 34	+/- 5.0	\$2,595,000
111-040-013 Lot 35	+/- 5.0	\$2,595,000
111-040-013 Lot 36	+/- 2.85	\$1,745,000
111-040-014	+/- 39.46	\$9,495,000



- A portion of APN: 111-040-014 is impacted by the Santa Maria Airport Flight path, which will limit the occupancy and height structures in that area.
- All property is Zoned CM (Commercial Manufacturing) per the recently adopted General Plan Update.



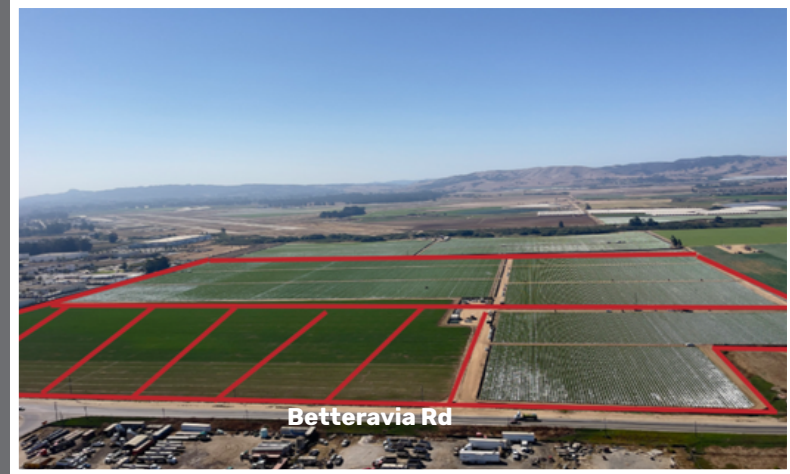
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PICTURES NOT TO SCALE



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