

For Sale or Lease



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Class A Industrial / Warehouse
50,000 ± SF Tilt-Up with Docks
Adjacent to Santa Maria Airport

1401 W Fairway Drive
Santa Maria, CA

Contact Broker

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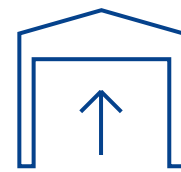
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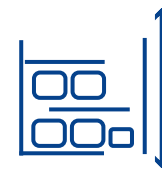
Highlights



Eight Dock High
Loading Doors



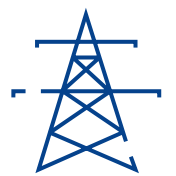
Eight Ground Level
Doors



30' Ceiling
Clear Height



ESFR
Sprinklers



1,600 A/480 V
Power
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1401 W Fairway Drive, Santa Maria

Property Overview

The pinnacle of industrial warehouse logistics buildings on the Central Coast. There are no other buildings of this class and caliber in Santa Maria. Stand-alone concrete tilt-up warehouse building includes 30' ceiling clear heights, ESFR sprinkler system and loading docks. Located adjacent to Santa Maria Airport, the facility boasts 8 dock high doors, and 8, 14' grade level doors, along with 2,427 SF of executive office space and ample on-site parking, with full truck circulation. Currently vacant and configured as a single tenant building, with the flexibility to demise into two suites. Built in 2015, this building is as modern a warehouse / manufacturing / logistics facility as you will find in the region. The finest warehouse facility on the Central Coast.

» Lease Price: \$0.98 / SF / Month, NNN, (~\$0.17)

» Sale Price: \$14,500,000 (\$290.61 / SF)

- » 49,895 ± SF Stand-Alone Warehouse Building
- » 2,427 ± SF of Office Space
- » Class A Building, Concrete Tilt-Up, Built in 2015
- » 8 Dock High / Loading Doors
- » 8, 14' Drive In / Grade Level Doors
- » 110 Parking Spaces
- » 1,600 Amps, 480 Volts of Heavy Power
- » Lot Size: 3.36 ± Acres (146,362 SF)
- » APN: 111-760-028
- » Zone: PD / M-1 - City of Santa Maria

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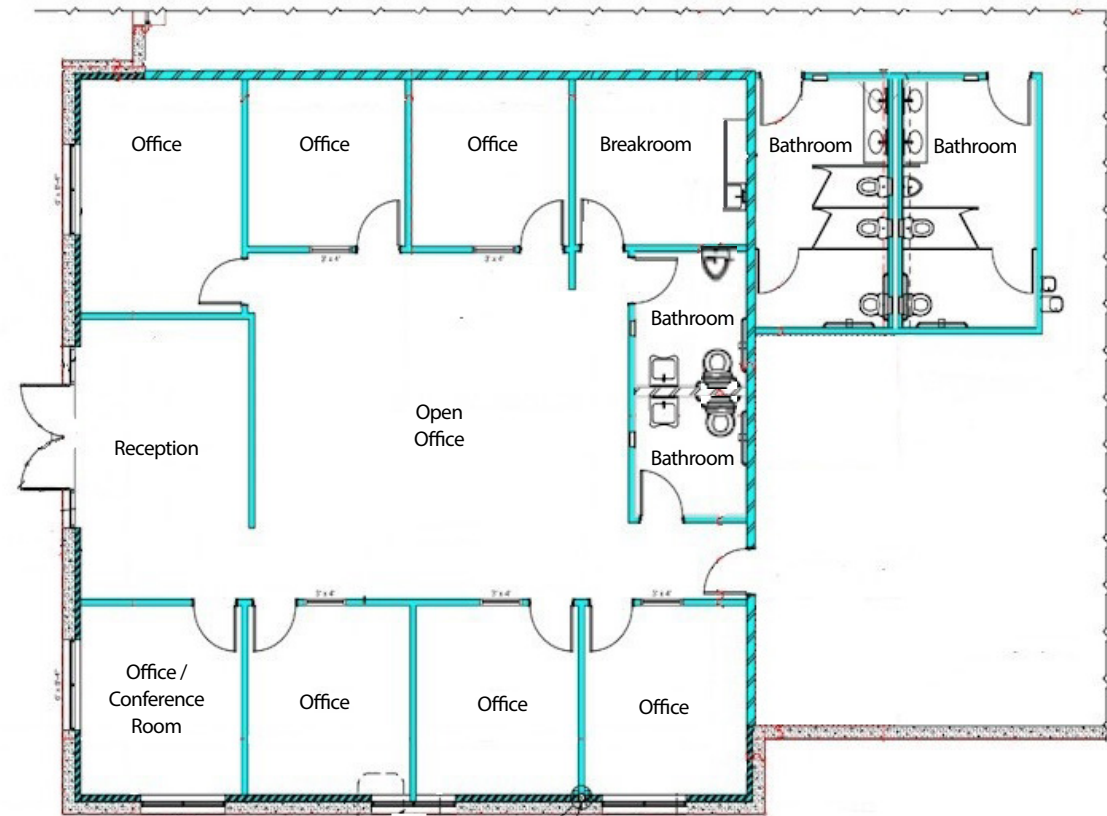
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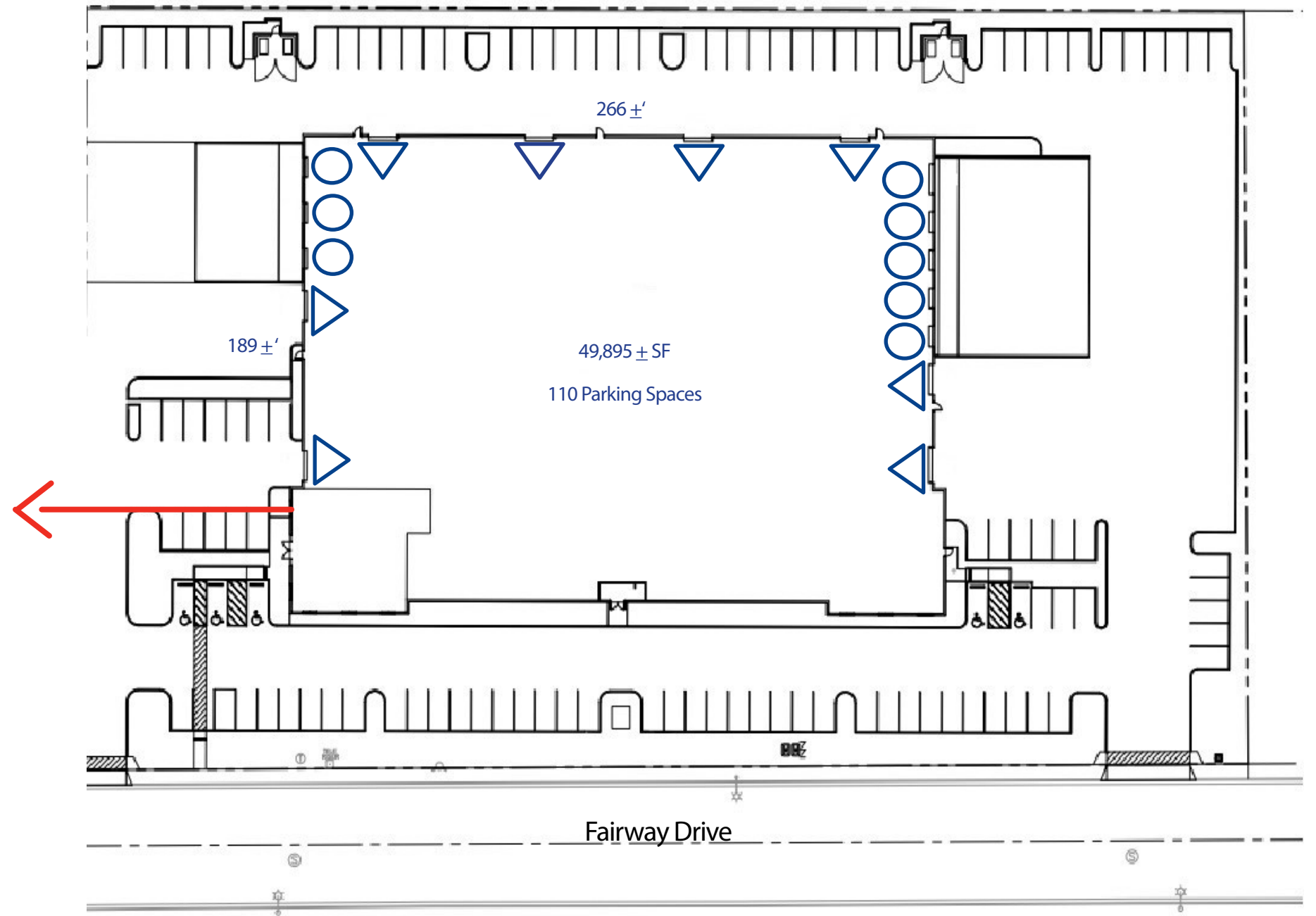


1401 W Fairway Drive, Santa Maria

Site Plan



○	Dock High Door
△	Grade Level Door



Plan is Approximate



Exterior



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Office

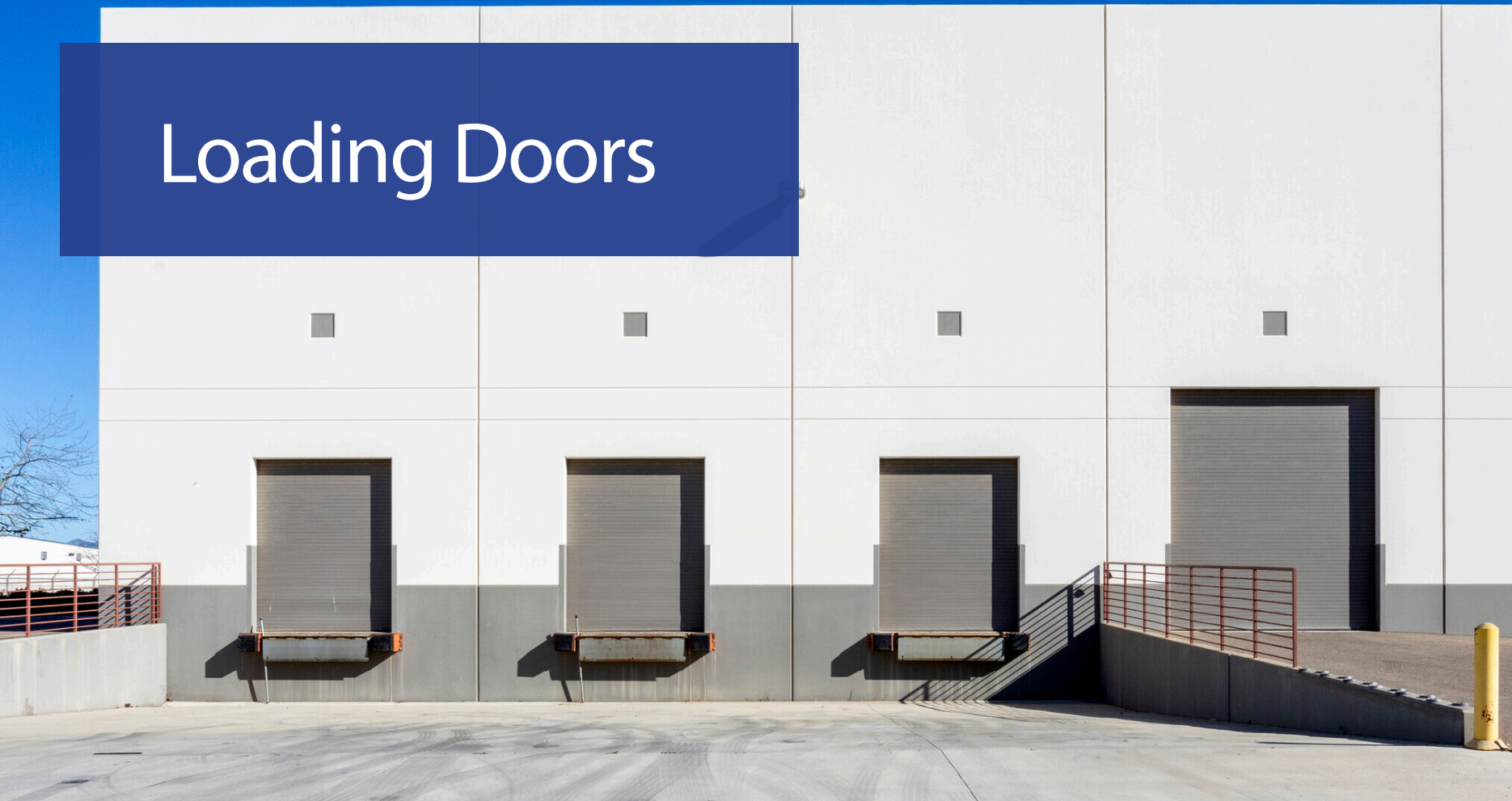


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Warehouse



Loading Doors



Aerial Photos



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Location Highlights



Located in the West
 Santa Maria adjacent to
 Airport



4 Miles to Highway
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