



PREMIER INDUSTRIAL SALE OR LEASE
OPPORTUNITY IN SANTA MARIA, CA

2105 S BLOSSER RD, SANTA MARIA, CA 93458



TABLE OF CONTENTS

Exclusively Listed by

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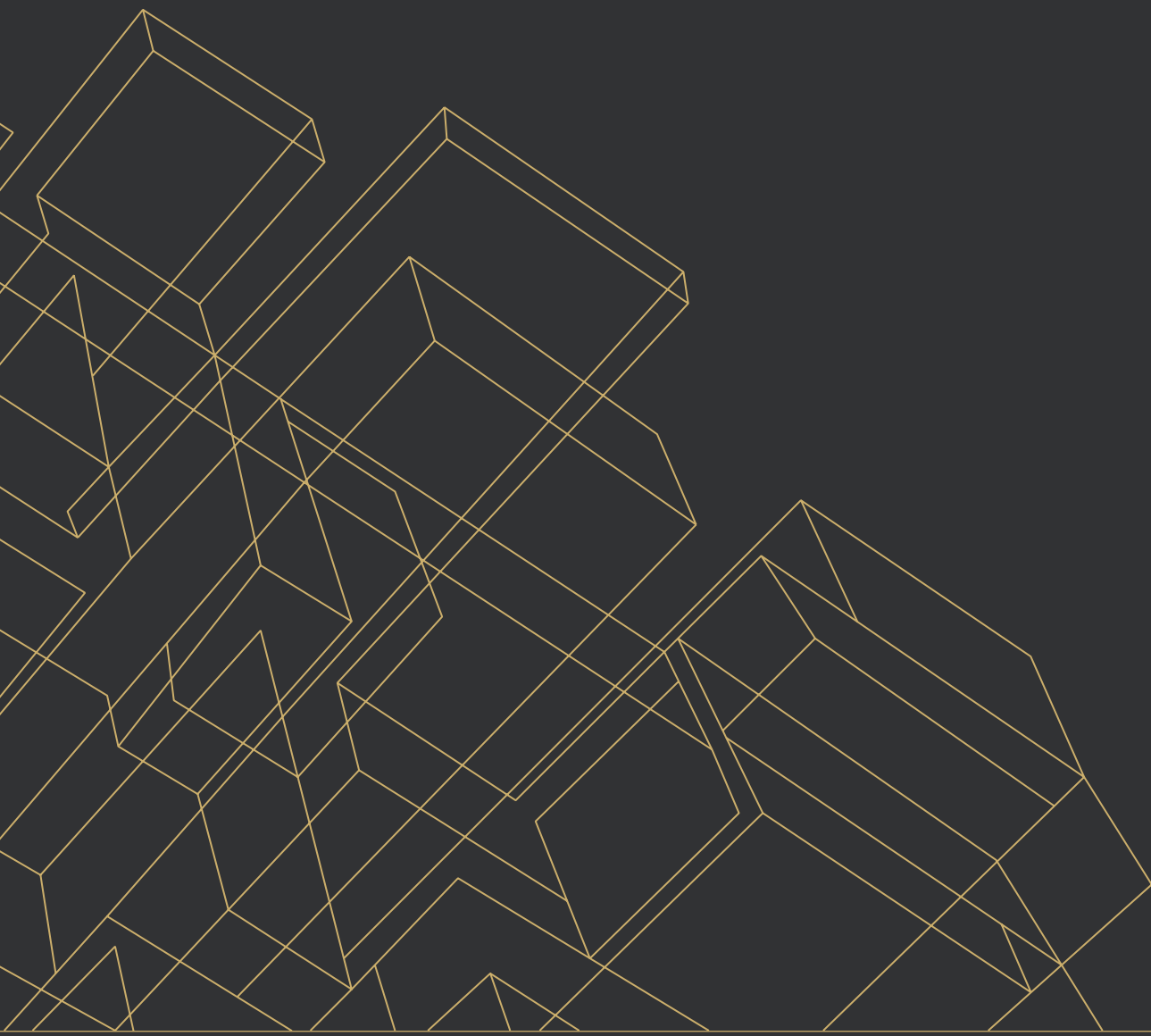
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01
EXECUTIVE
SUMMARY

02
PROPERTY
OVERVIEW

03
LOCATION
OVERVIEW

04
PROPERTY
PHOTOS



EXECUTIVE SUMMARY

PREMIER SANTA MARIA INDUSTRIAL BUILDING

Kidder Mathews and InvestSLO, as exclusive advisors, are pleased to present the opportunity to lease or acquire an industrial building with an existing buildout catering to the R&D, Aerospace, and Biotech sectors with the flexibility to accommodate a wide range of uses.

Equipped with separate entrances leading to the upstairs and a spacious two-acre lot, this opportunity offers owner-users the option to lease out excess space and grow into the rest of the facility, or occupy the entire premises.

ADDRESS	2105 S Blosser Rd, Santa Maria CA 93458
SALE PRICE	\$3,275,000
LEASE RATE	\$18,400/mo
RBA	23,000 SF
LOT SIZE	2 AC (87,120 SF)
ZONING	PD/M1/CM

\$142

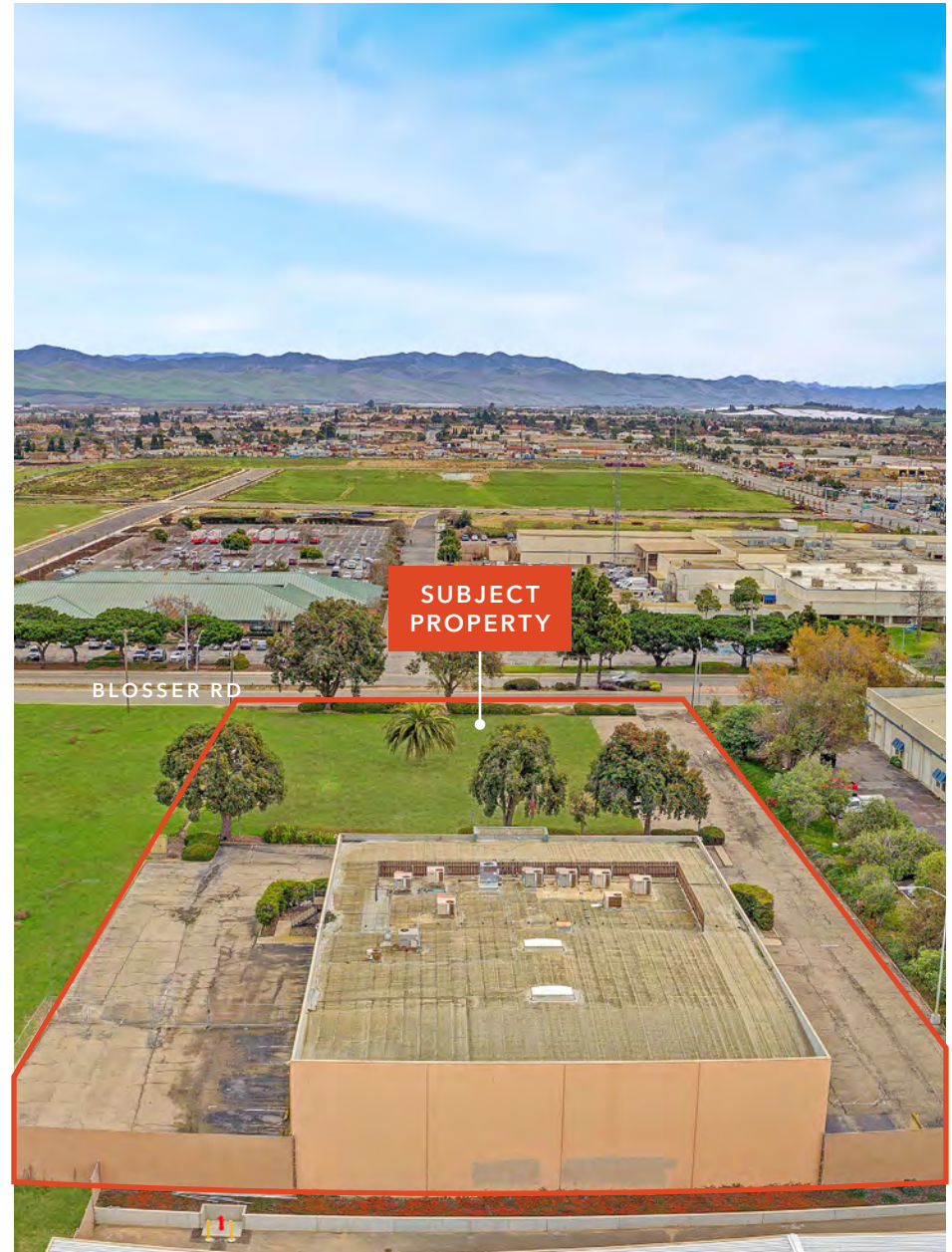
PRICE / SF

\$0.80

LEASE RATE (NNN)

1984

YEAR BUILT



INVESTMENT HIGHLIGHTS

Ideal Industrial Location

SBA Financing Available

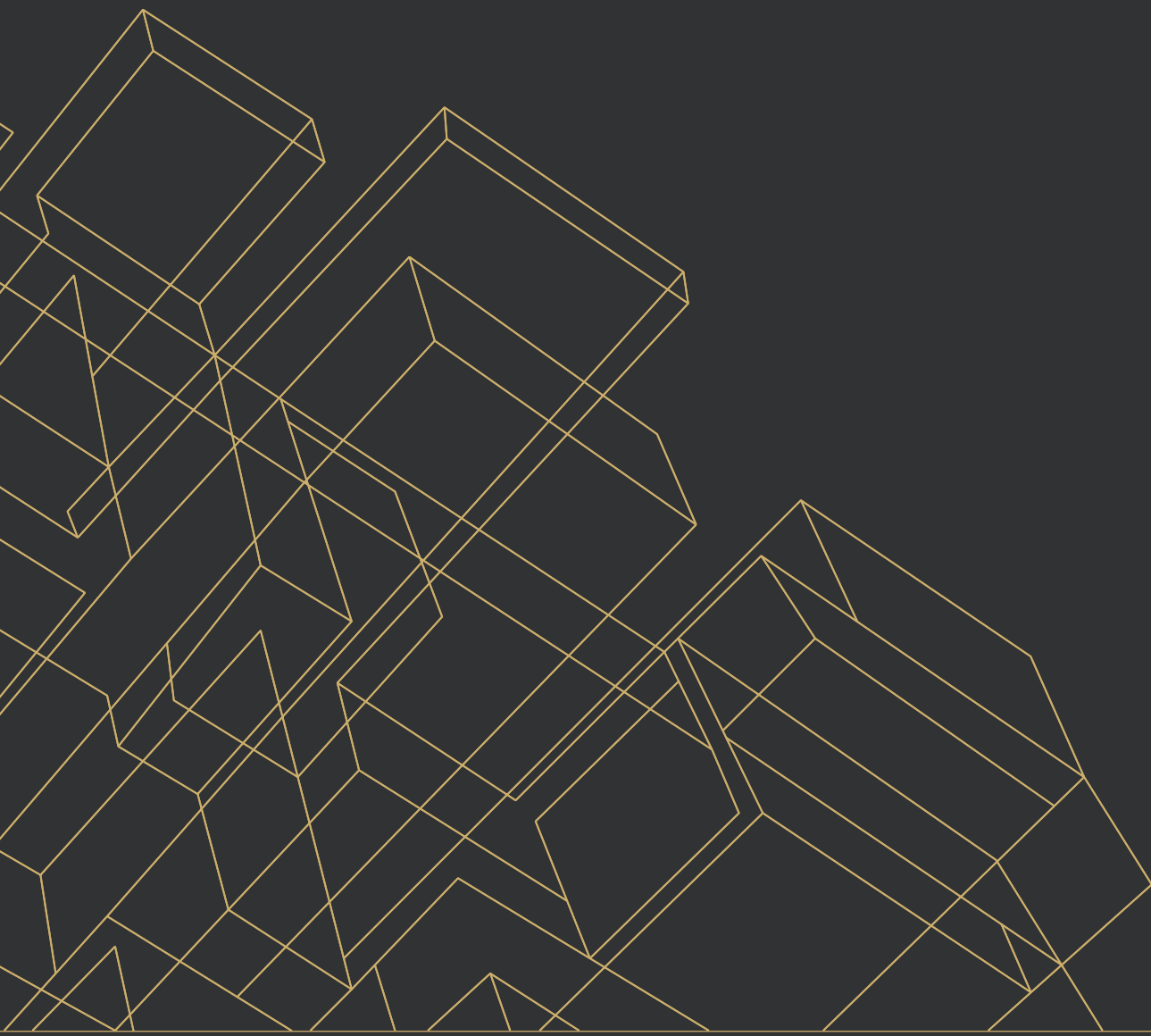
Buildout Clean Room

Operational Elevator

Business Friendly and Rapidly Growing Santa Maria

Great workforce demographics





PROPERTY OVERVIEW

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	2105 S Blosser Rd, Santa Maria CA 93458
CONSTRUCTION	Concrete
PRICE	\$3,275,000
PRICE / SF	\$142/SF
BUILDING AREA	23,000 SF
SECOND STORY AREA	9,500 sf
APN	117-770-018
DOORS	2 (20' x 14') roll ups
POWER	600A, 240V, 3P



23,000

TOTAL RSF

PD/M1/CM

ZONING

2

LOT AC

28'

CLEAR HEIGHT

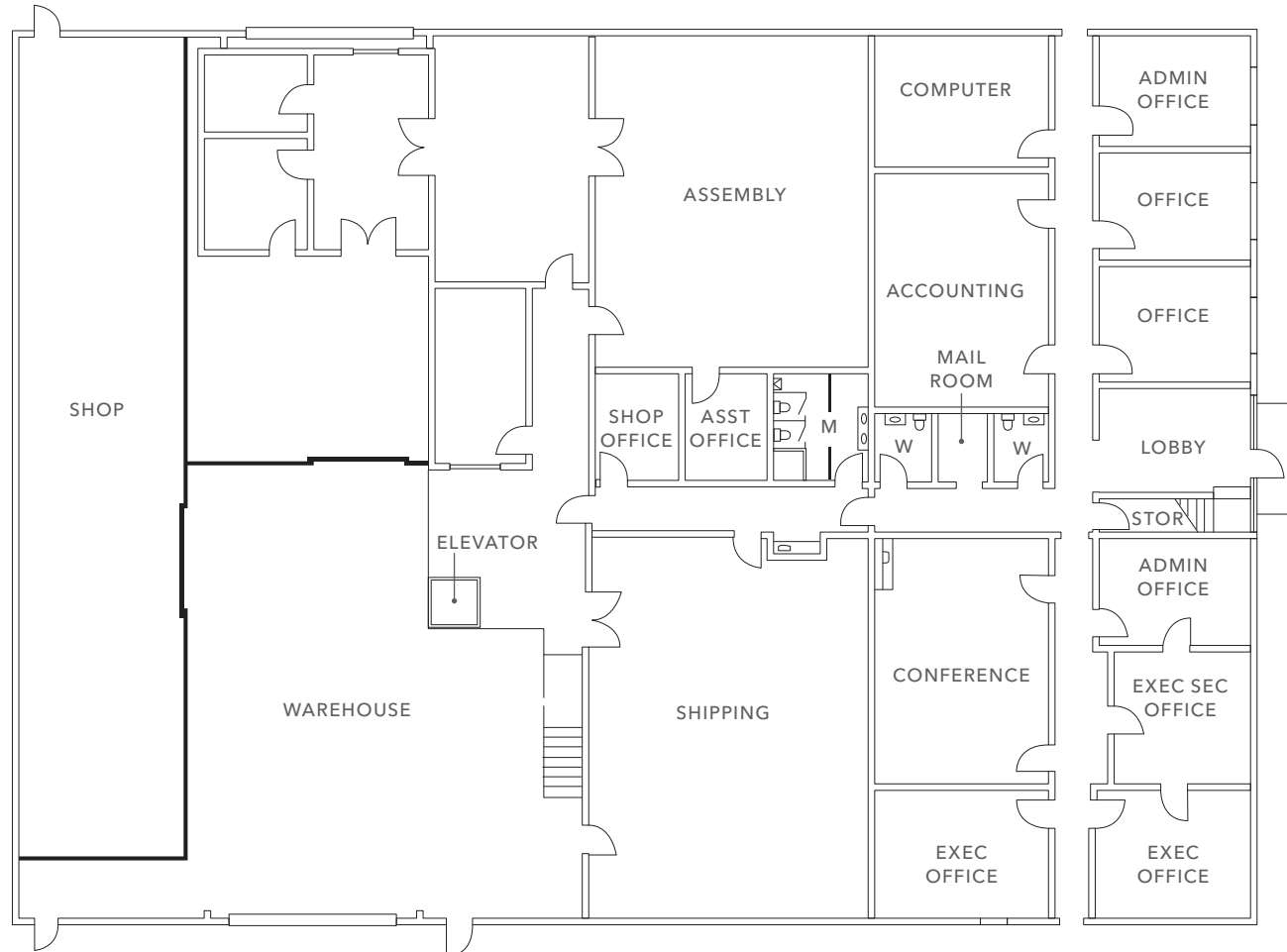
87,120

LOT SF

1984

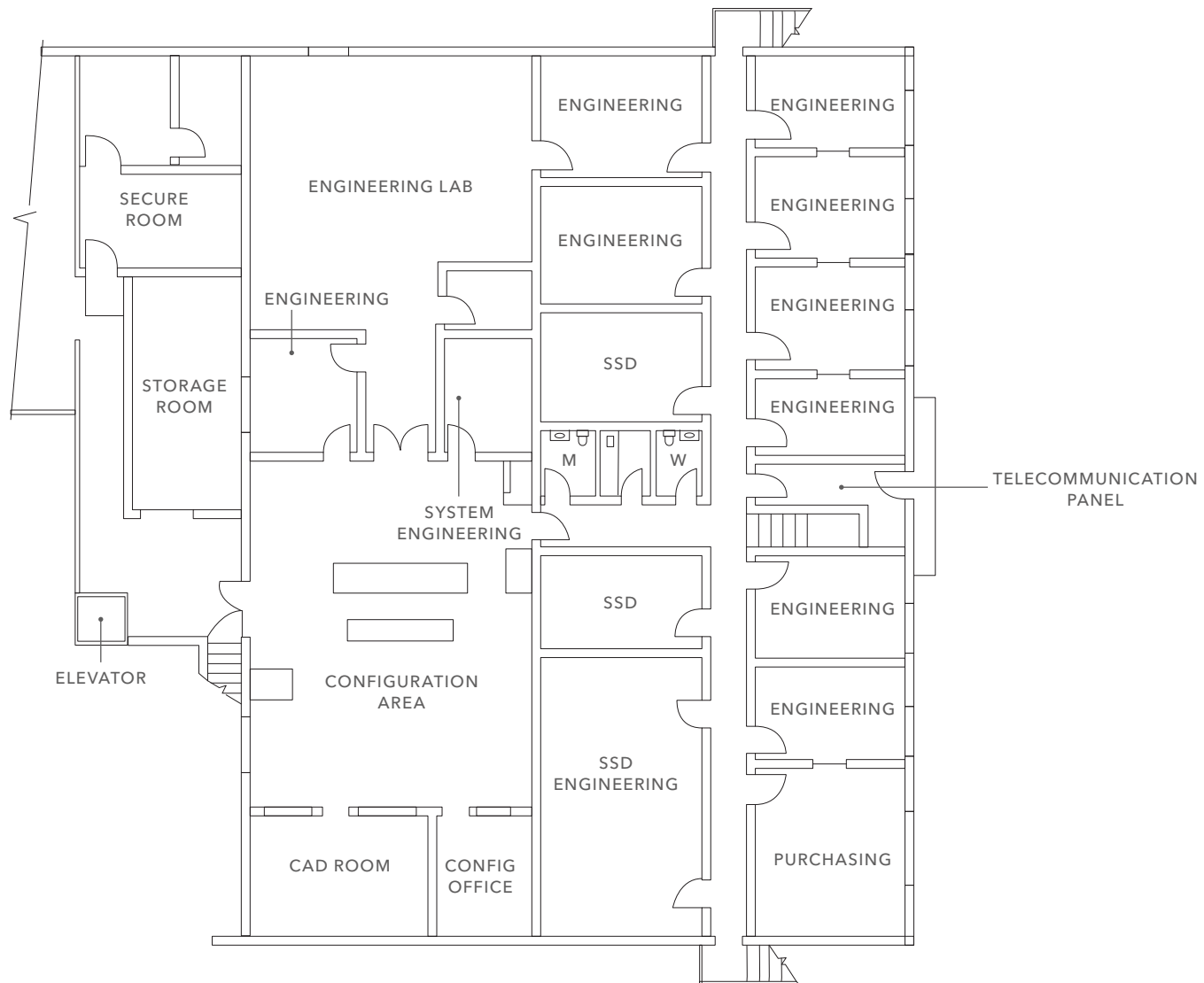
YEAR BUILT

FIRST FLOOR PLAN

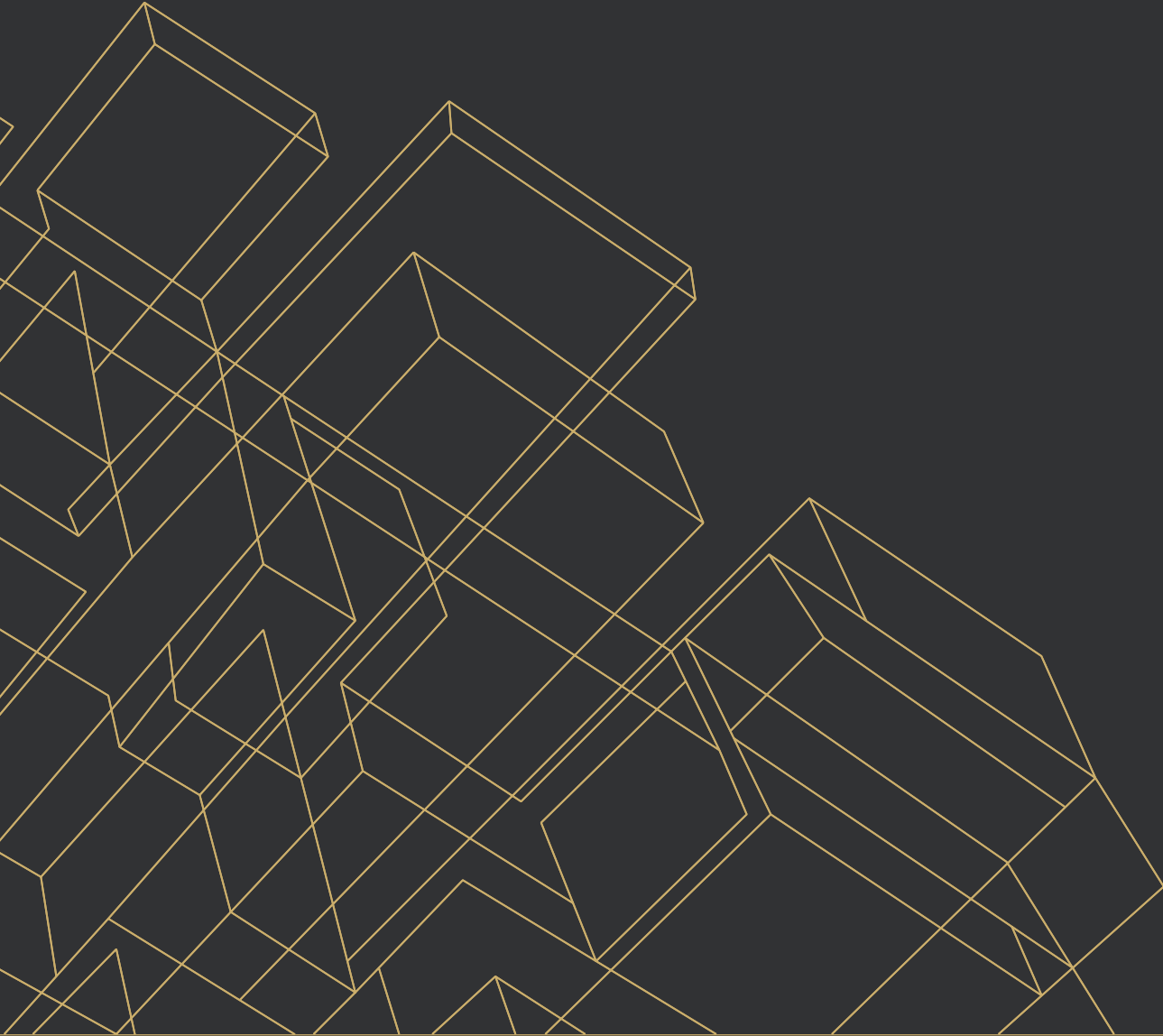


*Not to scale

SECOND FLOOR PLAN



*Not to scale



LOCATION OVERVIEW

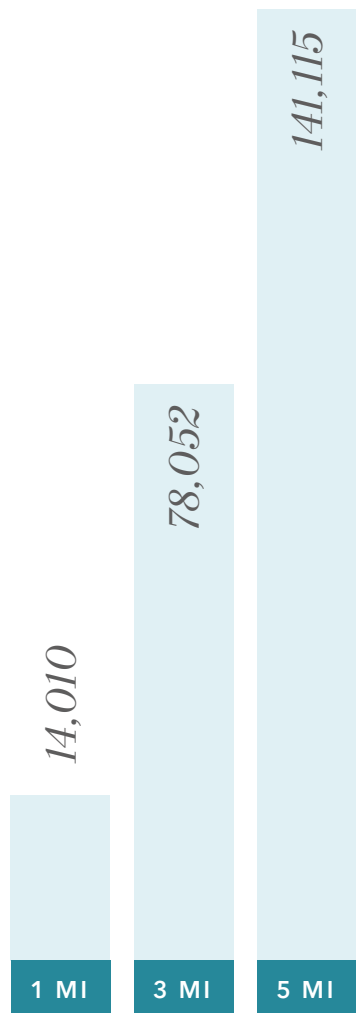
LOCATION OVERVIEW



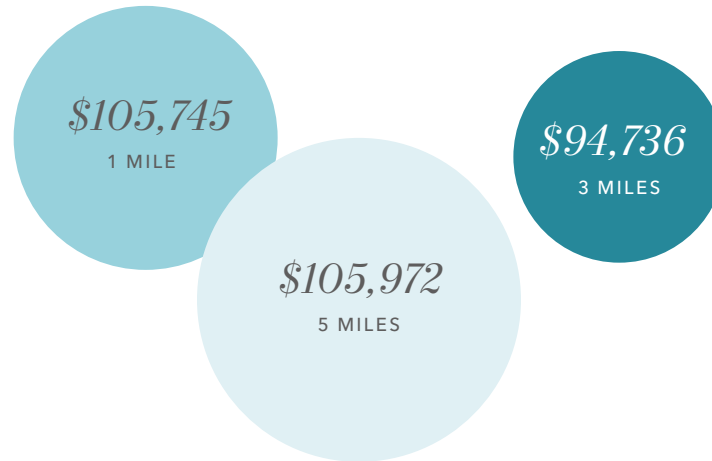
KIDDER MATHEWS

DEMOGRAPHICS

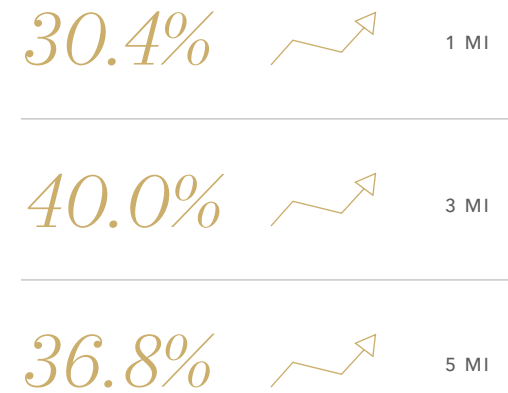
ESTIMATED POPULATION



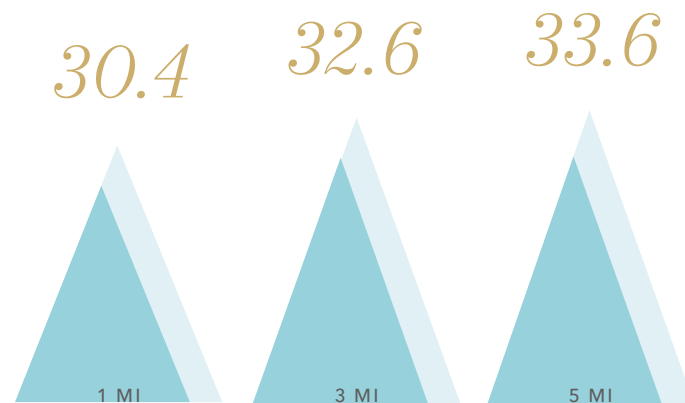
AVERAGE HOUSEHOLD INCOME



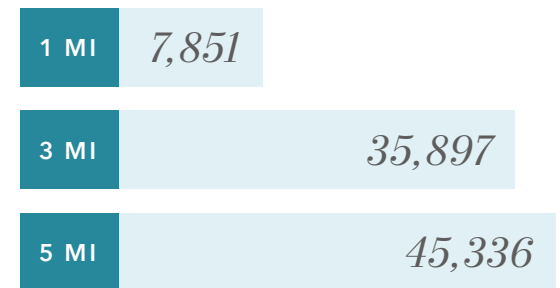
BLUE COLLAR



MEDIAN AGE



ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA

MAJOR LOCAL BUSINESSES INCLUDE:

Lifecore Biomedical

Agro-Jal Farms, Inc.

Boeing Co

Nutrien AG Solutions

United Healthcare

Primus Laboratories

Silvas Oil Co Inc

Coca-Cola Bottling Company

Pepsi Beverages Co

Quintron Systems Inc

Golden State Water

Gibbs Truck Center

Zodiac Aerospace

American Ethanol Inc

Adaptive Concepts Inc

Space Information Labs



DRIVE TIME MAP

15 MIN DRIVE



30 MIN DRIVE



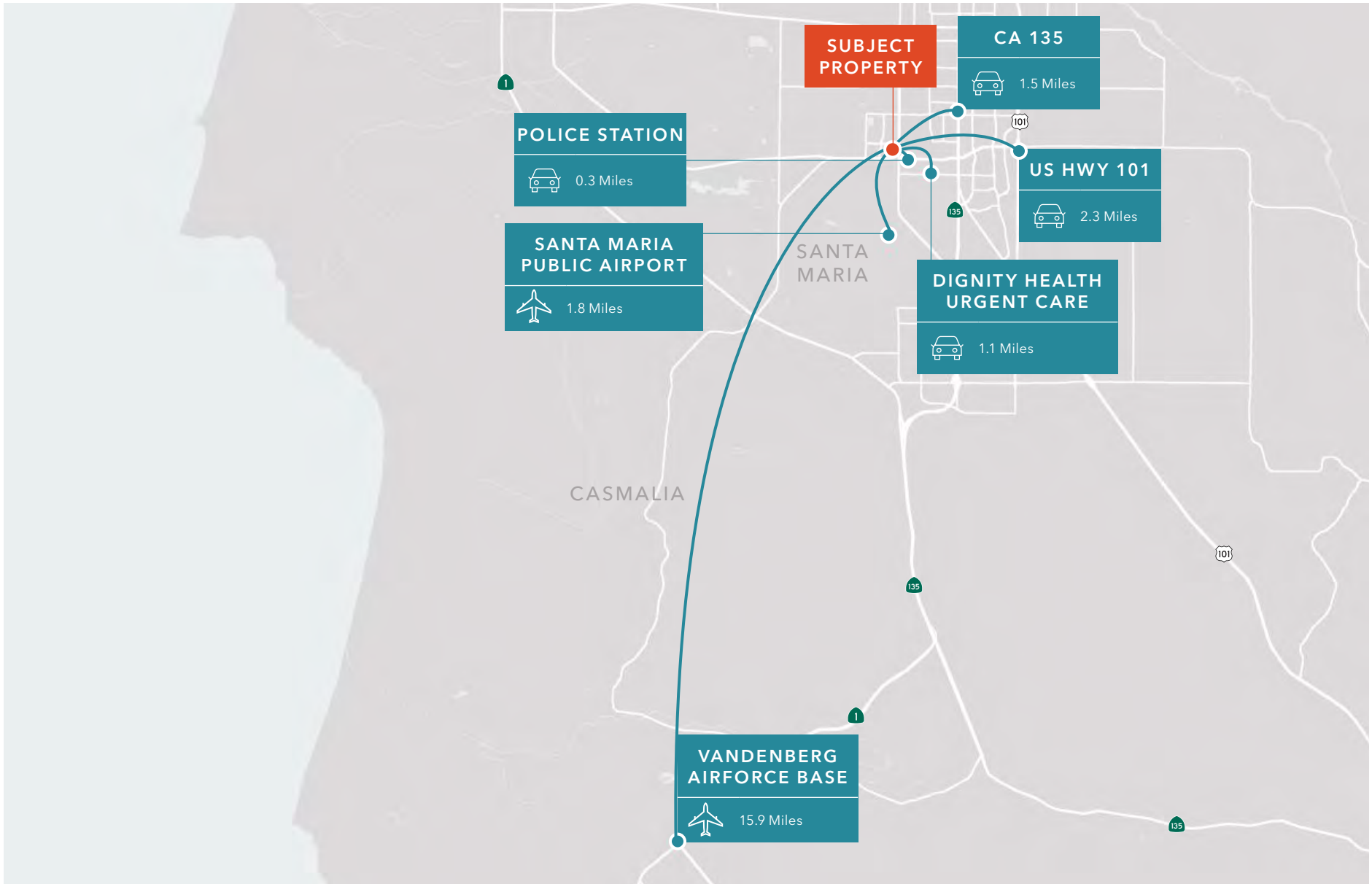
60 MIN DRIVE

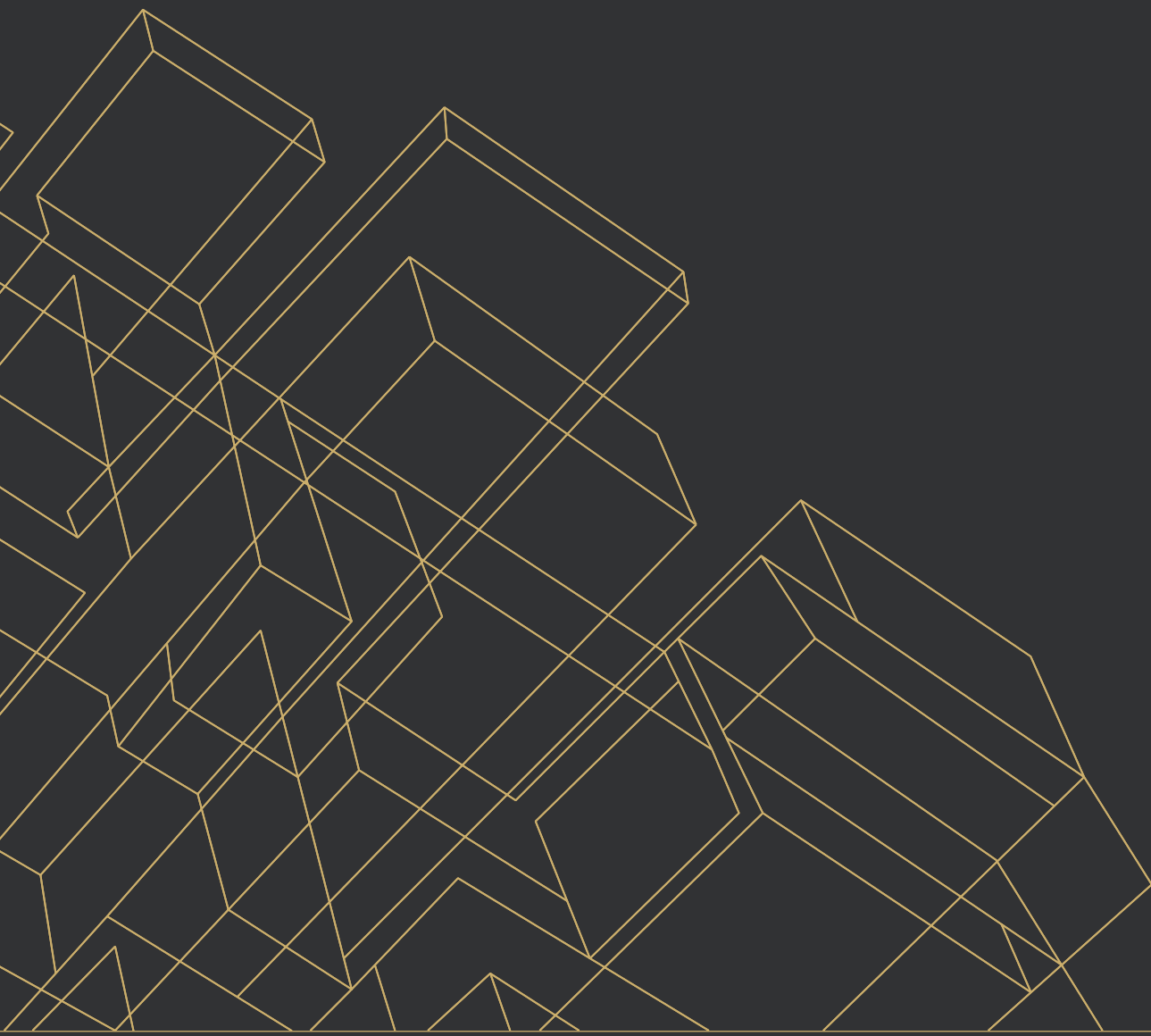


	ACCESS TO POPULATION
15 Min	154,000
30 Min	1,361,000
60 Min	4,967,000



LOCATION OVERVIEW





PROPERTY PHOTOS



PROPERTY PHOTOS



KIDDER MATHEWS



OFFERING MEMORANDUM • 2105 S BLOSSER RD 18

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



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