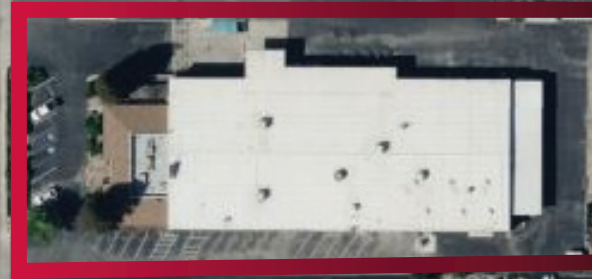


1750

COMMERCE WAY
PASO ROBLES, CA

FOR SALE



OFFERING PRICE: \$4,000,000 | \$155 per sqft
±25,804 SF Industrial Facility | PM Zoning
Sited on ±66,500 SF (1.53 Acres)

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COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING PRICE: \$4,000,000 | \$155 per sq. ft

PROPERTY OVERVIEW

This well maintained industrial facility consists of a $\pm 25,804$ square foot building situated on a $\pm 66,500$ square foot parcel, offering a fenced yard area and flexibility for a variety of industrial users.

The interior layout includes approximately $\pm 22,750$ SF of warehouse space and $\pm 3,054$ SF of finished office area. The office is climate controlled with air conditioning and provides a functional layout suitable for administrative, showroom, or operational support use.

WAREHOUSE FEATURES INCLUDE:

- 4 roll-up doors (+/- 14.5 ft by +/- 12.5 ft)
- 17' clear height
- 1 Full Loading Dock
- Fire Sprinklers throughout the building
- Newly replaced roof and HVAC
- Electrical
 - 1600 AMP, 3-Phase, 480V service with main disconnect, distributed branch panels, step-down transformers (480V to 240/120V), and multiple subpanels throughout the building.

The $\pm 66,500$ SF lot provides outdoor area for circulation, parking, and potential yard or storage use. The property is zoned PM (Planned Manufacturing), allowing for a wide range of industrial and manufacturing uses.

This offering presents a strong opportunity for an owner-user seeking a functional industrial facility with power and clear height, or for an investor looking to capitalize on limited industrial supply in the market.



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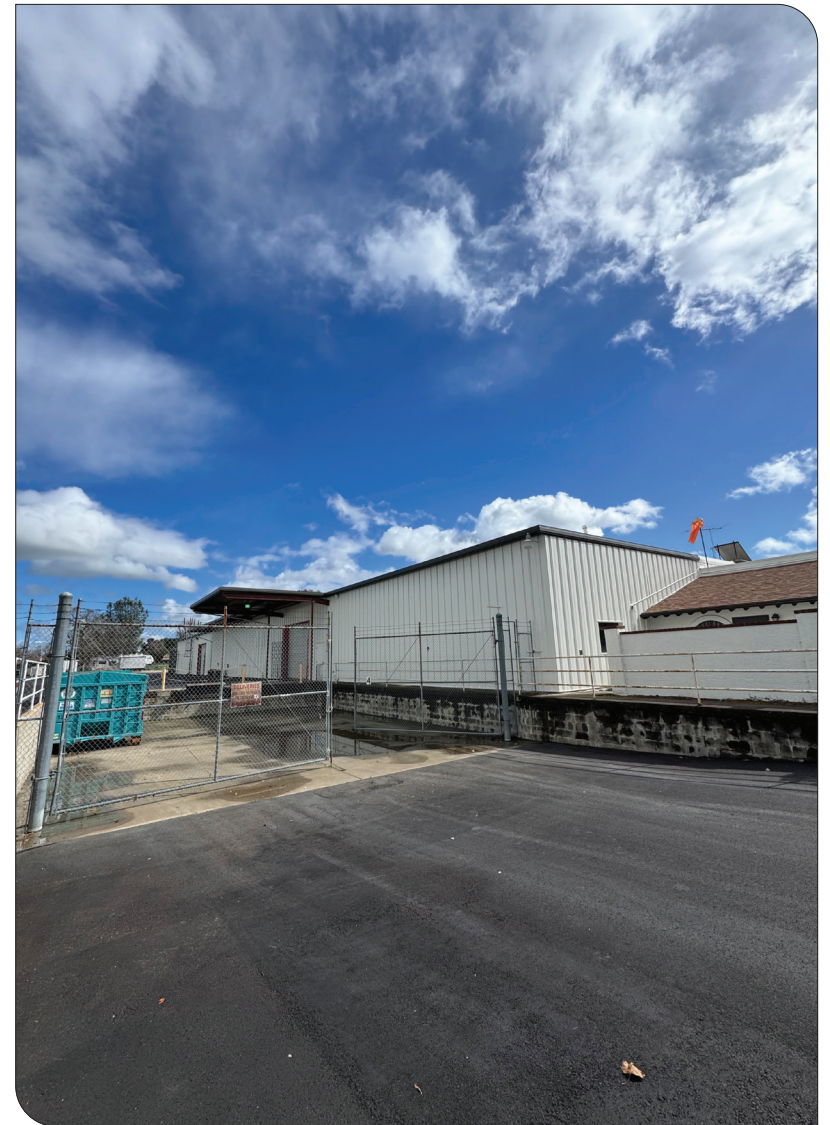
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



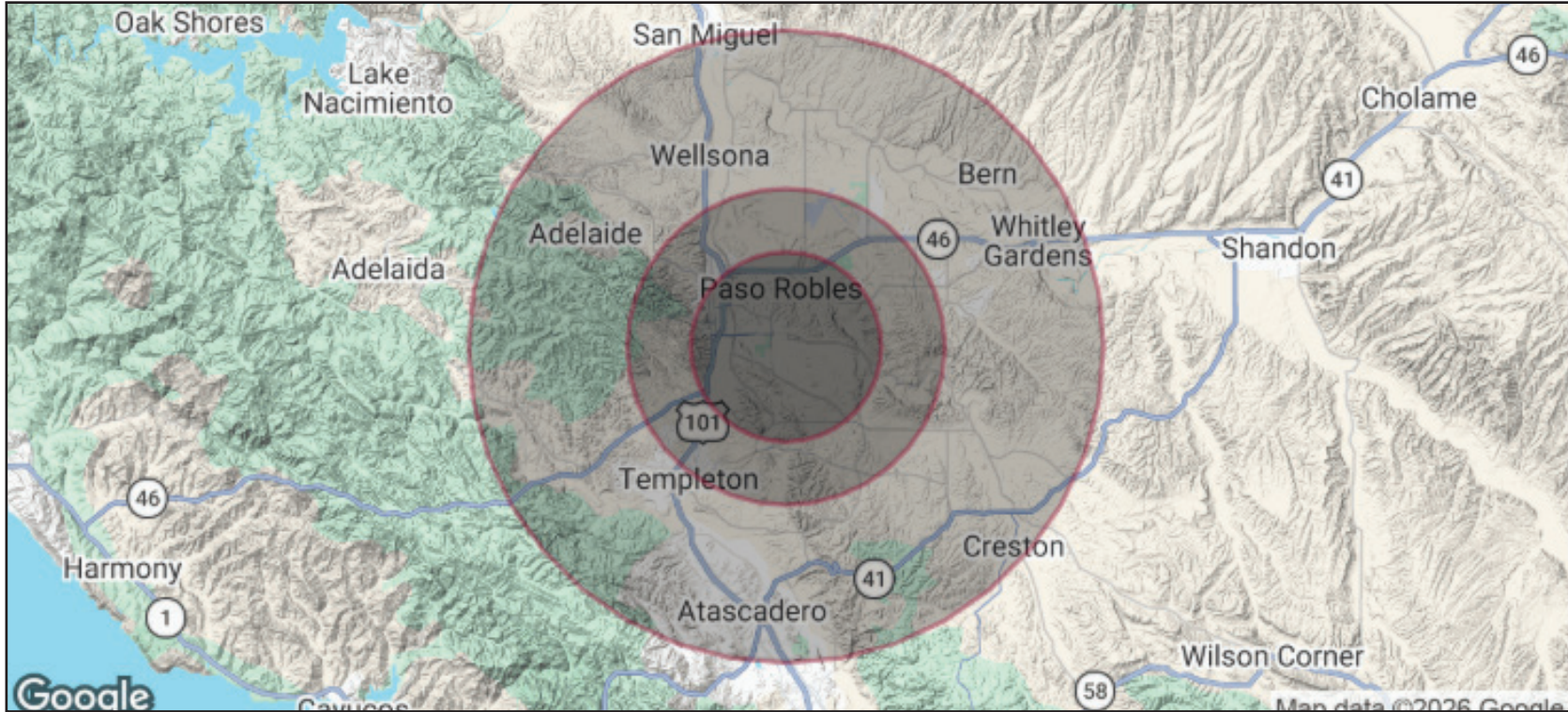
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AERIAL



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
POPULATION			
Total Population	28,426	40,898	73,821
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME			
Total Households	10,500	15,164	27,674
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$111,961	\$117,038	\$126,905
Average House Value	\$740,151	\$776,780	\$802,703

Demographics data derived from AlphaMap

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COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates is the largest broker-owned commercial real estate firm in North America, delivering seamless execution and value-driven, market-to-market services since 1979.

By combining advanced technology, robust resources, and real-time market intelligence with more than four decades of experience, we provide customized strategies that consistently exceed the expectations of our local, national, and international clients.

For the sale of 1750 Commerce Way, Lee & Associates has partnered with Emery & Associates. With over 50 years of experience in the North County market, Emery & Associates offers unmatched local insight and long-standing relationships, creating a powerful collaboration designed to maximize value.

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