

FOR LEASE WAREHOUSE/MANUFACTURING/DISTRIBUTION SPACE

+/-25,000 SF to +/-175,000 SF



2717 Aviation Way | Santa Maria, CA

This +/-230,000 square foot Industrial Facility is situated on +/-12 acres of PDM-1 zoned land in the Santa Maria Airport Industrial Area. Constructed in phases, the buildings offer a variety of uses from production to warehouse & distribution. Amenities include High Ceilings, Temperature Controlled Areas, Floor Drains, Heavy Power, Covered Storage/Production Areas, Fire Sprinklers, and multiple Loading options (Dock Wells, Grade Level Loading, and Rail Access). The buildings are either Concrete Tilt-up or Steel with concrete slab loading areas. The property has easy access to Highway 101 and/or Highway 135.



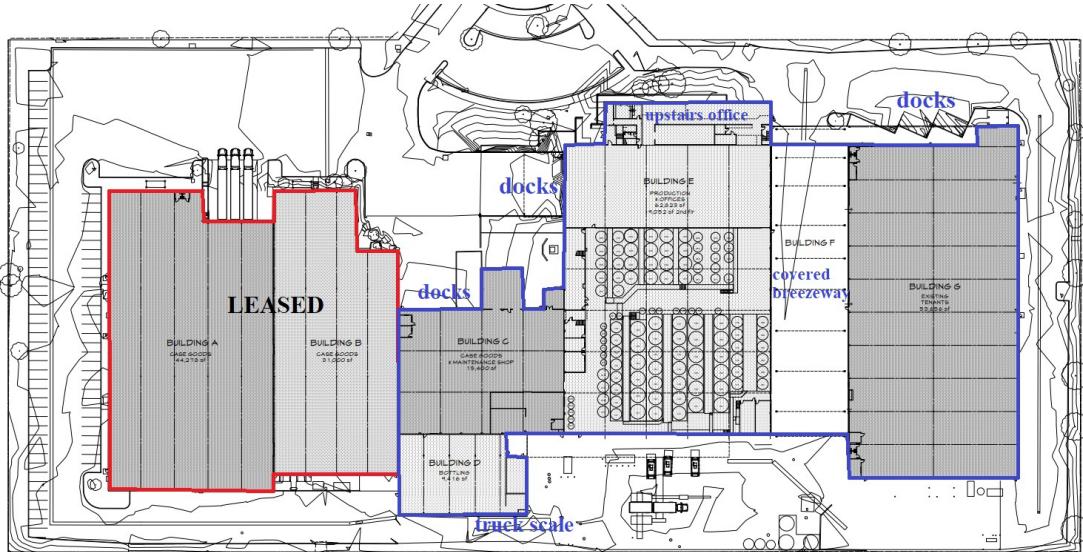
PO Box 250 | Santa Maria, CA 93456 | PacificaCommercialRealty.com

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.

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FEATURES

- Size: +/-25,000 Square Feet to +/-175,000 Square Feet
- Lease Price: \$1.00 to \$1.25 per SF/Month, NNN
- +/-12 Acres Zoned PDM1 (APN: 111-292-021)
- City Water Service: 4" Domestic & 8" Fire
- SoCal Gas: 1 ½ " Natural Gas Service
- Sewer Service: 6" Discharge 8" Main
- Power: Two @ 277/480 volts & 1600 amps
- Multiple Restroom Cores
- Floor Drains (Various Locations)
- Temperature Controlled Areas (Mechanical Night Air)
- Multiple Dock Wells and Grade Level Loading Doors
- Rail Service Accessible



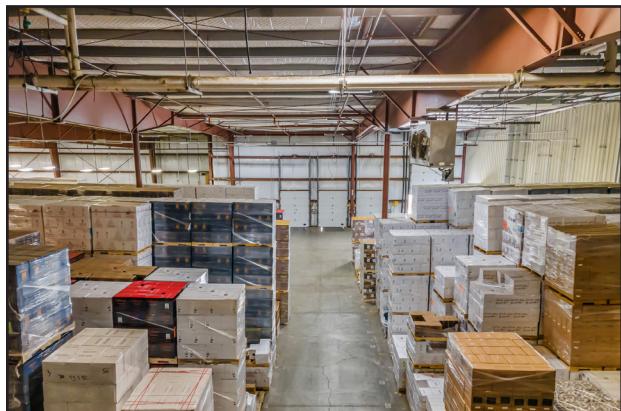
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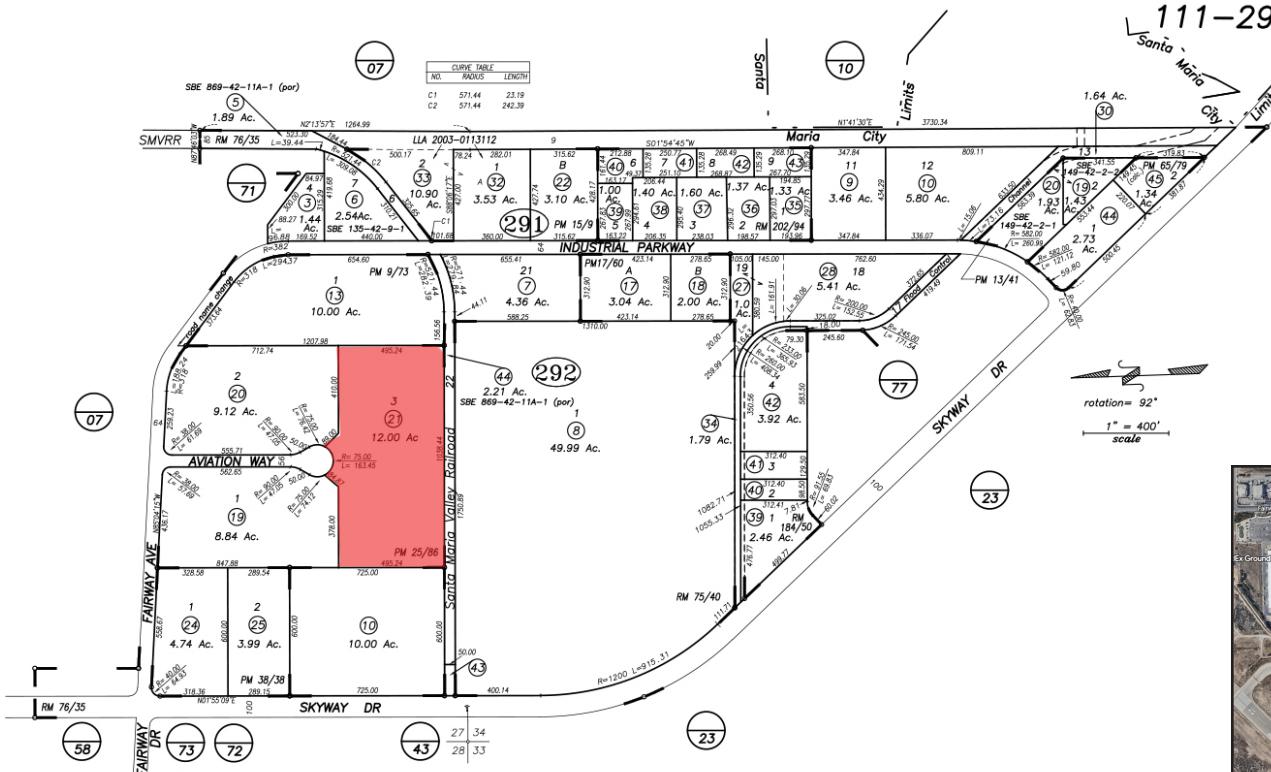
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COMMERCIAL REALTY

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