

FOR SALE

Inside Outside Storage

4050 Foxen Canyon Rd, Santa Maria, CA 93454



SEE LAST PAGE FOR OFFER DETAILS.

805.688.5333

www.BattagliaRE.com

2901 Grand Ave #D, PO Box 540, Los Olivos, CA 93441-0540

Information contained herein was obtained from sources believed reliable. While we do not doubt its accuracy, we do not guarantee it. Buyer to independently verify.



Battaglia Commercial Real Estate is proud to present Inside Outside Storage, located at 4050 Foxen Canyon Rd, Garey, CA 93454 for sale. This 4.07-acre property, originally established as a trucking company in the 1960s, was transformed into a family-owned storage facility in the 1980s.

Inside Outside Storage features **44 spacious indoor units**, ranging from **200 to 2,000 square feet**, totaling approximately **22,180 square feet** of indoor rentable space. Additionally, the property offers **100 RV, boat, and auto storage spaces** and is an easy 10-minute drive from Santa Maria, making it convenient for Santa Maria and Orcutt residents and businesses to economically store their possessions and vehicles. The property has been family owned and operated and was recently passed onto the next generation.

This asset presents multiple opportunities for buyers to enhance its value:

- **Efficient Operation:** Increase existing rents to market and increase occupancy to maximize revenue.
- **Enhanced Accessibility:** Implement improvements to accessibility.
- **Tenant Protections:** Implement improvements for tenant safety.
- **Diversify Unit Sizes:** Expand unit offerings.
- **Strengthen Online Presence:** Optimize online booking capabilities.
- **Value-Added Services:** Explore partnerships with local moving companies, moving assistance for tenants, RV-specific services such as maintenance packages and on-site washing and detailing, dump stations.

Also noteworthy is that this 4.07-acre property is the only parcel for miles that is zoned M-1 for "light manufacturing" and is surrounded by neighboring agricultural, winemaking, and oil industry operations, providing inherent value to the land itself.

Inside Outside is a diamond in the rough waiting for the savvy operator to take over and streamline its operation.



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INVESTMENT SUMMARY

PROPERTY SUMMARY

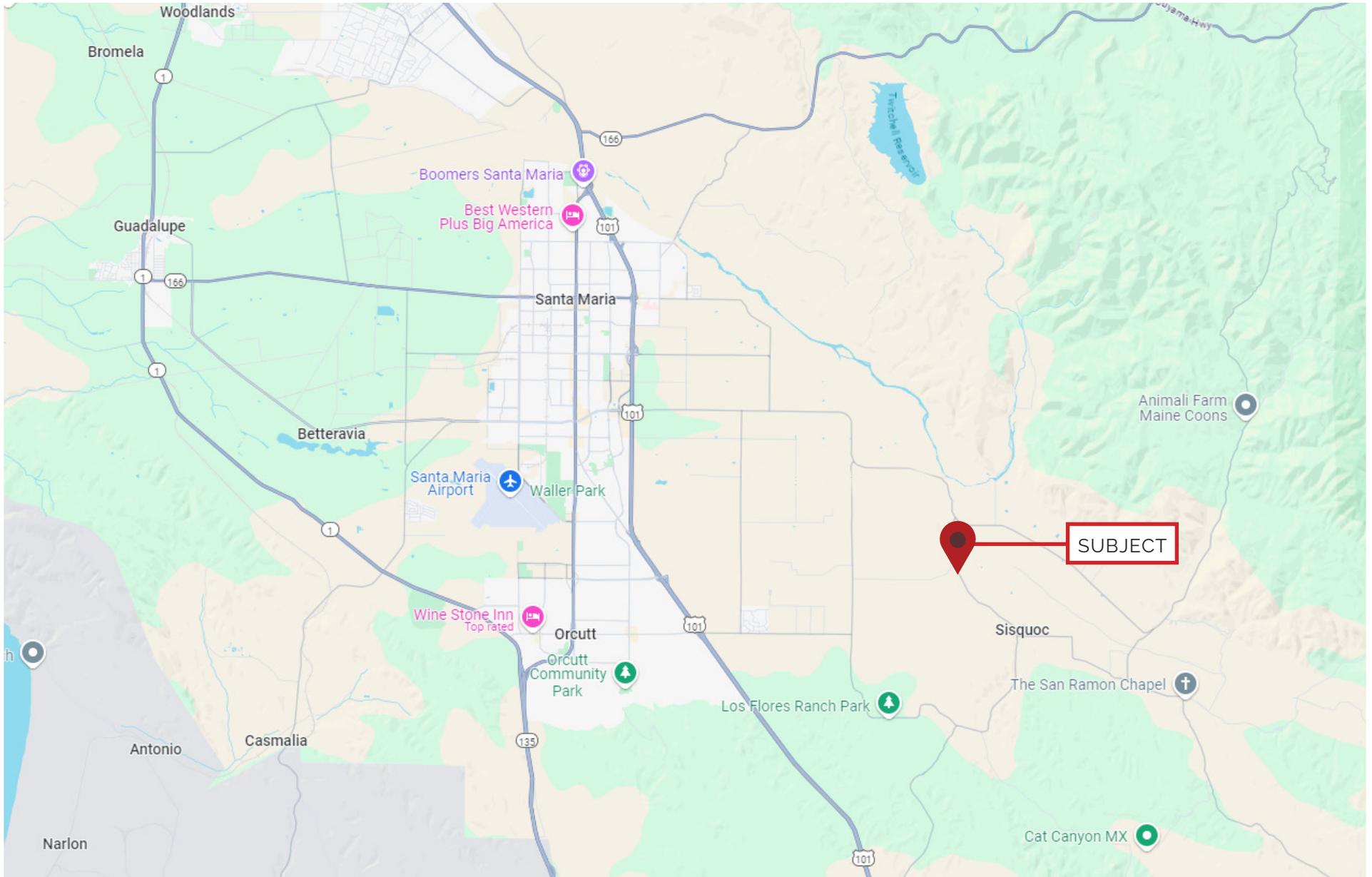
Property Address	4050 Foxen Canyon Rd, Santa Maria, CA 93454
List Price	\$1,795,000
Building Size (Approx)	22,180 SF Total
Units	44 Large Inside Units & 100 Outside Storage Units
Year Built	1964-1984 (approx.)
Zoning	M-1
Lot Size	177,289 SF / 4.07 AC
Price Per Rentable SF	\$81/SF (indoor)

INVESTMENT HIGHLIGHTS

- Santa Maria growth
- Broad range of units
- Good upside in rents
- Spacious indoor units ranging from 200 to 2,000 SF
- Surrounded by many wineries, agricultural & oil industries



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AERIAL MAP OF PROPERTY



Property boundary is approximate.
Buyer to confirm property boundary
during due diligence period.

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OFFERING DETAILS

- Fee simple interest in land and improvements
(does not include mineral rights, business name, nor intangible assets)
- Sold strictly in its "As-is, Where-is" condition

Offers should be addressed to:

Gardner Family Trust
c/o Steven R. Battaglia, Broker
2901 Grand Ave Suite D / PO Box 540, Los Olivos, CA 93441
srb@BattagliaRE.com

OFFER INSTRUCTIONS

Offers to be presented in Letter of Intent (LOI) form and include:

- Offer Price
- Earnest Money Deposit
- Due Diligence Time Period
- Closing Period
- Buyer Source of Funds and/or Qualifications