

FOR LEASE OR SALE

**PASO COMMONS
PASO ROBLES, CA**

Available Space From 12,000 to 421,130 SF

Build-To-Suit Opportunities: C3/PM Zoning allows for wide array of uses.

Perfect for all warehousing and distribution uses as well as light manufacturing

The Hub for The Wine Industry, Leading Industrial Companies & More

Immediate Access to Highways



FULLY ENTITLED



PASO COMMONS

EXCLUSIVELY LISTED BY

No warranty or representation as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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PASO COMMONS

The Hub for the Wine Industry, Leading Industrial Companies & More

State-of-the-art industrial buildings
with available space from 12,000 to 421,130 SF



This masterplanned industrial campus is stretched across 21.54 acres within

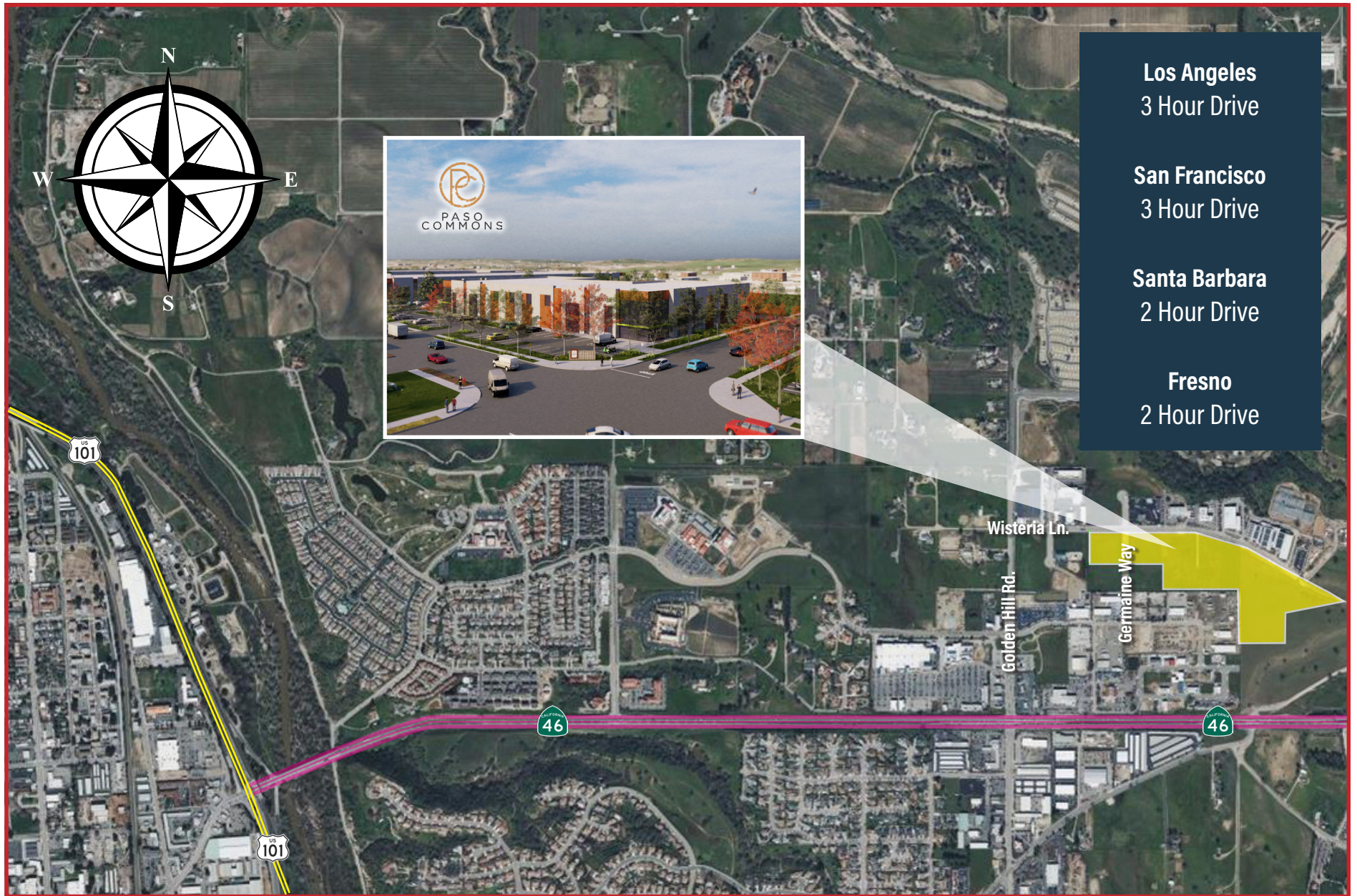
San Luis Obispo County's most desirable

business park. Flanked by corporate neighbors, Justin Winery (production/distribution campus), software manufacturing company IQMS/Dassault Systems (North American headquarters), MGE Underground, Beta USA and other leading industrial services companies, Paso Commons' prestigious address places you in the center of an influential corporate community and sets the stage for innovation.

Paso Commons has everything you need for the following uses:

- Wine industry related (case good storage, wine production)
- Headquarters for industrial companies
- High-Tech Manufacturing/R&D
- Creative Office/Flex
- E-Commerce

LOCATION CITY OF PASO ROBLES



BUILDING FEATURES

State-of-the-Art Building Features

Paso Commons features best-in-class industrial architectural design, soaring ceilings, expansive warehouses, customizable creative offices, and large truck courts featuring dock high and ground level loading.

Building Features include the following:

- Best-in-class industrial building design
- 32' warehouse clearance
- Dock high and grade level loading
- Extensive glass line and prominent signage
- Generous parking availability
- LED warehouse lighting
- Power 2,000 amps (expandable)
of 277/480 3-phase
- State of the art energy-efficient buildings

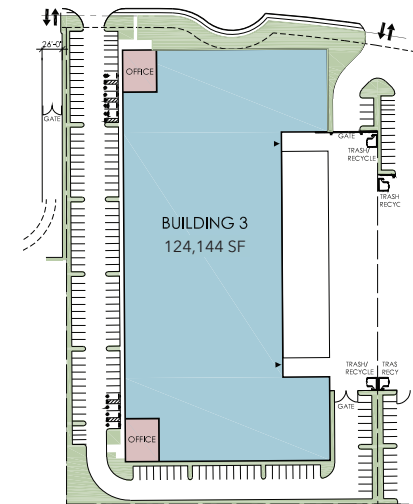
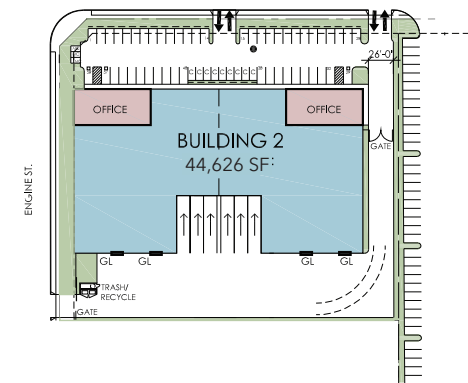
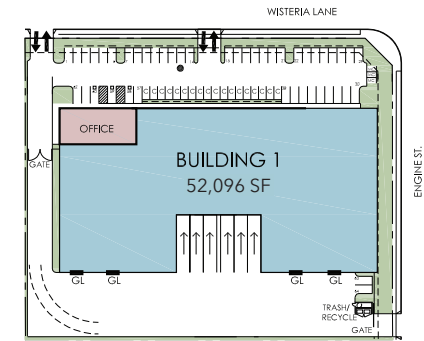


■ AVAILABILITY SUMMARY

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7
TOTAL BUILDING AREA:	52,096	44,626	124,144	119,664	30,400	28,900	21,300
BUILD TO SUIT LEASE PRICE PER SF:	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable
BUILD TO SUIT OR LAND SALE PRICE:	Contact Listing Agent	n/a	Contact Listing Agent	n/a	n/a	n/a	Contact Listing Agent
MINIMUM DIVISIBLE SQ. FT.:	26,048	22,313	62,072	59,832	30,400	28,900	10,650
PAD ACRES:	2.75	2.54	5.85	5.5	1.93	2.03	1.57
OFFICE SPACE:	Build to Suit	Build to Suit	Build to Suit	Build to Suit	Build to Suit	Build to Suit	Build to Suit
CLEAR HEIGHT:	28'	32'	32'	32'	32'	32'	32'
SPRINKLERS:	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
PARKING SPACES:	64	51	144	132	43	41	40
DOCK HIGH DOORS:	6	6	18	14	1	1	1
GROUND LEVEL DOORS:	4	2	2	2	2	2	2
POWER:	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts

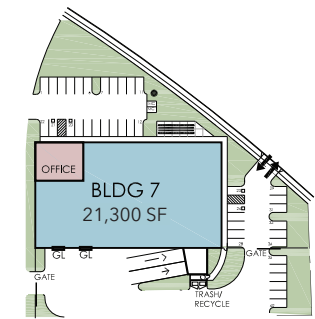
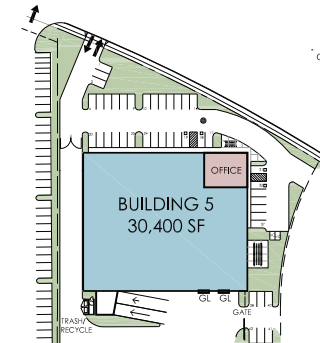
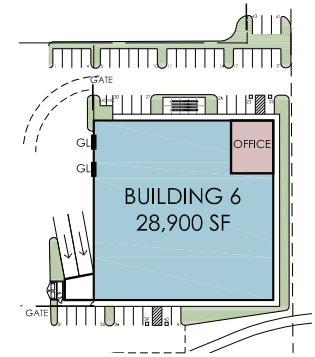
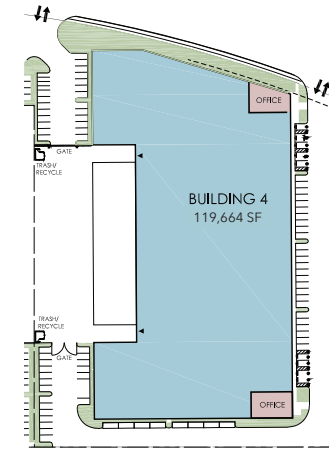
AVAILABILITY SUMMARY, BLDGS 1-3

	BUILDING 1	BUILDING 2	BUILDING 3
TOTAL BUILDING AREA:	52,096	44,626	124,144
MINIMUM DIVISIBLE SQ. FT.:	26,560	22,313	62,072
PAD ACRES:	2.75	2.54	5.85
OFFICE SPACE:	Build to Suit	Build to Suit	Build to Suit
CLEAR HEIGHT:	32'	32'	32'
SPRINKLERS:	ESFR	ESFR	ESFR
PARKING SPACES:	64	51	144
DOCK HIGH DOORS:	6	6	18
GROUND LEVEL DOORS:	4	2	2
POWER:	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts



AVAILABILITY SUMMARY, BLDGS 4-7

	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7
TOTAL BUILDING AREA:	119,664	30,400	28,900	21,300
MINIMUM DIVISIBLE SQ. FT:	59,832	30,400	28,900	10,650
PAD ACRES:	5.5	1.93	2.03	1.57
OFFICE SPACE:	Build to Suit	Build to Suit	Build to Suit	Build to Suit
CLEAR HEIGHT:	32'	32'	32'	32'
SPRINKLERS:	ESFR	ESFR	ESFR	ESFR
PARKING SPACES:	132	43	41	40
DOCK HIGH DOORS:	14	1	1	1
GROUND LEVEL DOORS:	2	2	2	2
POWER:	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts	2000 Amps, 277/480 Volts



DESTINATIONS DISTANCE

Downtown Paso Robles	7 Minutes Drive
Highways 46/101 Interchange	4 Minute Drive
Paso Robles Sports/ Tennis Club	8 Minute Drive
Paso Robles Sports Club	2 Minute Drive
Hunter Ranch Golf Club	7 Minute Drive
Hiking and Biking Trails	5 Minute Drive
Cal Poly San Luis Obispo	34 Minute Drive
SLO County Regional Airport	34 Minute Drive

RESTAURANTS

- 1 La Coscecha
- 2 The Hatch
- 3 Fish Gaucho
- 4 Backyard
- 5 Sommi's Kitchen
- 6 Les Petites Canailles
- 7 Thomas Hill Organics
- 8 Il Cortile Ristorante
- 9 The Alchemist's Garden
- 10 BL Brasserie
- 11 Jeffry's Wine Country BBQ
- 12 Brunch

WINE TASTING & BARS

- 1 Justin Tasting Room
- 2 Paso Wine Merchant
- 3 LVX Wine Tasting Room
- 4 Copia Vineyards Tasting Room
- 5 Paso Underground
- 6 Pony Club
- 7 Eleven Twenty Two Cocktail Lounge

VINEYARDS

- 1 Daou Vineyards
- 2 Booker Winery
- 3 Niner Winery
- 4 Justin Winery
- 5 Halter Ranch Winery
- 6 Robert Hall Winery
- 7 Vina Robles Winery

HOTELS

- 1 Allegretto Resort and Vineyard
- 2 Paso Robles Inn
- 3 Hotel Cheval

RECREATIONAL

- 1 Paso Robles Sports Club
- 2 Hunter Ranch Golf Course
- 3 Paso Robles Golf Club
- 4 Vina Robles Amphitheater

LOCAL COMPANIES

- 1 Justin Winery Campus
- 2 IGMS/Dassault Systems
- 3 MGE Underground
- 4 San Antonio Winery
- 5 Daniel Wood Land

PASO MARKET WALK

Just Baked	Gather Garden Co.
The Vreamery	SLO Cider
Momotaro Ramen	Mercantile By Haley & Co.
Leo Leo Gelato	The Lofts Rooms & Suites
Hog Canyon Brewing	Finca
The Third Degree	In Bloom
Joebella Coffee Roasters	

TIN CITY

Aaron	Etto Pastificio
Al Lago Wines	Field Recordings.
BarrelHouse Brewing Co.	Giornata
Banom Wines	Hubba Wines
Brian Benson Cellars	McPhee's Canteen
Concur Wines	Negranti Creamery
Desparada	Tin City Cider Co.
Emercy Wines	Sixe Test Kitchen
End of The Day Wines	



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COMMERCIAL REAL ESTATE SERVICES

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OWNERSHIP AND DEVELOPMENT



nkt commercial
Commercial Real Estate Development