

FOR SALE

1340 W. Betteravia Rd., Santa Maria
Office/R&D/Industrial Building: 22,599 SF

PRICE
REDUCTION

APN:	011-400-076
Size:	22,599 SF
Sale Price:	\$2,995,000 \$2,825,000
Price per SF:	\$133 \$125
Site Area:	2.81 Acres (122,403 SF)



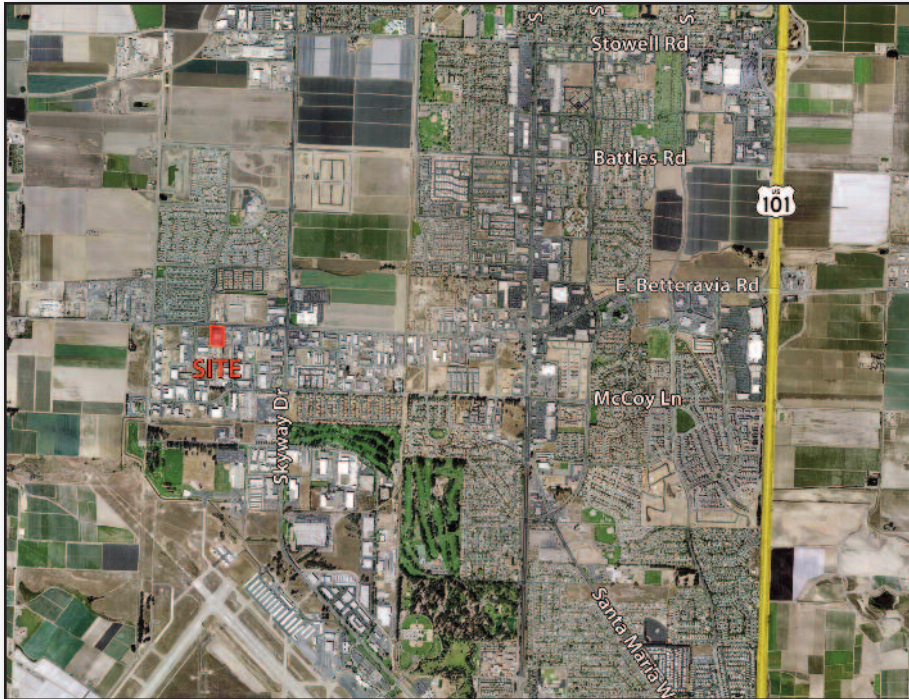
 **Hayes**
COMMERCIAL GROUP

Dan Moll
805-898-4380
dan@hayescommercial.com
lic. 00885073

Michael Martz, CCIM
805-898-4363
michael@hayescommercial.com
lic. 01391838

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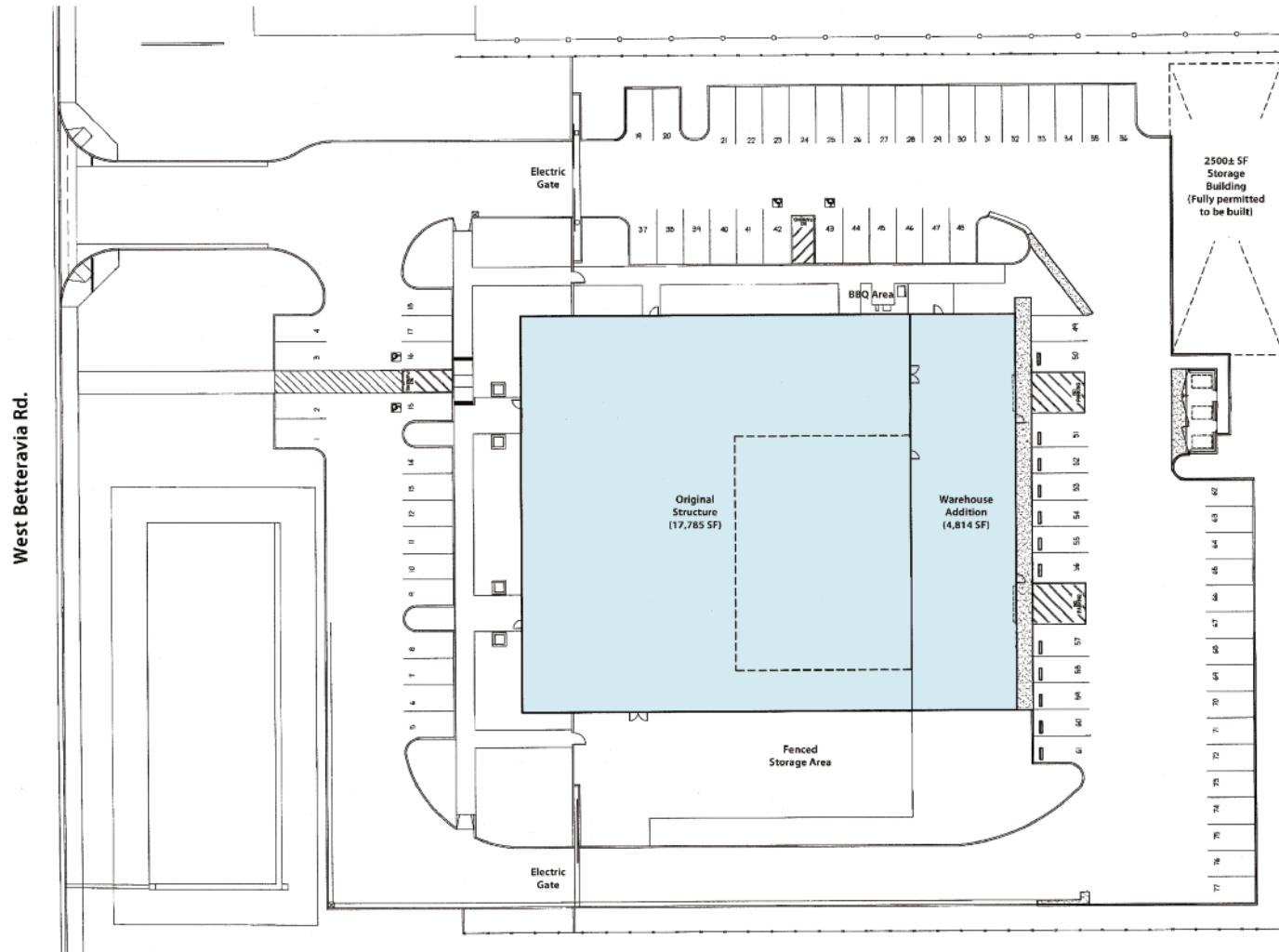
Comments: Versatile building was originally built by Sprint with structural reinforcement, electrical service and data connectivity well beyond typical properties in this class. Office areas have been expanded and improved with additional private offices, open “bullpen” area and break room. Large shop area is suitable for R&D use. Efficient warehouse space features large roll-ups and approximately 1,250 SF of mezzanine space. Security is enhanced by an 8’ perimeter fence with electronic gated entries. Location offers convenient access to amenities and Santa Maria Airport.

Building Size:	Office	12,360 SF
	Shop/R&D	5,425 SF
	Warehouse	4,814 SF
	Total	22,599 SF
Price:	\$2,995,000	\$2,825,000
Price per SF:	\$133	\$125
Year Built:	2001 (Remodeled and expanded in 2009)	
Zoning:	PD/CM	
Parking:	77 spaces (note: conversion of outdoor storage area could add 12-15 more spaces)	
HVAC:	In office areas	
Construction Type:	Tilt-up reinforced concrete	
Roof:	Reinforced concrete with 30 year PVC covering	
Roll-up Doors:	Two, approx. 12’ x 12’ with electric doors	
Sprinklers:	Yes, throughout	
Restrooms:	Eight restrooms, two with showers	
Power:	2,000 amp electrical service	
Ceiling Height:	18+ feet in shop area and warehouse	
Amenities:	Fenced storage area, high quality landscaping, outdoor barbeque area, 1-ton capacity steel lift	

The 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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Site Plan

Drawing not to scale

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Floor Plan

Drawing not to scale

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Entrance



Private Office



Open office area



Conference Room

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Break Room



Shop/R&D Area



Electrical Room (2,000 Amp service)



Warehouse with Mezzanine

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