

FOR SALE OR LEASE

714 S. Blosser Road, Santa Maria
Office & Industrial Space: 35,594 SF

RAILSPUR
ACCESS TO PROPERTY

Property is accessible to Santa Maria Valley Railroad

S. Blosser Rd

Knudsen Way

 **Hayes**
COMMERCIAL GROUP

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Office Space: 2,687 SF
Industrial Space: 32,907 SF
Shelter Space: 7,632 SF
Sale Price: \$2,250,000
Lease Rate: \$9,500 per month
Site Area: 6.2 acres (270,072 SF)
APN: 123-140-001
Zoning: M2
Railroad: Railroad services available by Santa Maria Valley Railroad on the adjacent railspur.
Comments: Rarely available M2-zoned property with over 35,000 sf of buildings, including a freestanding office building and equipment shelter. Heavy power throughout (2,000 amps or more). Historically, the property has been utilized as vegetable cold storage. Roll-up doors along the warehouse buildings were sealed for the cooler areas, but can be opened again for easy access. The condition of the doors will be determined.

Note: The cooler equipment, "ice plant" equipment, and distribution lines are NOT part of this offering. The equipment is owned by the previous tenant, who will remove it prior to possession. The equipment can be purchased by separate agreement and can remain in place. CLA for more information.

2010 Radius Demographics

Demographics	1 Mile	3 Mile	5 Mile
Population	18,326	84,361	103,985
Avg Household Income	\$44,855	\$57,689	\$63,009

The information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



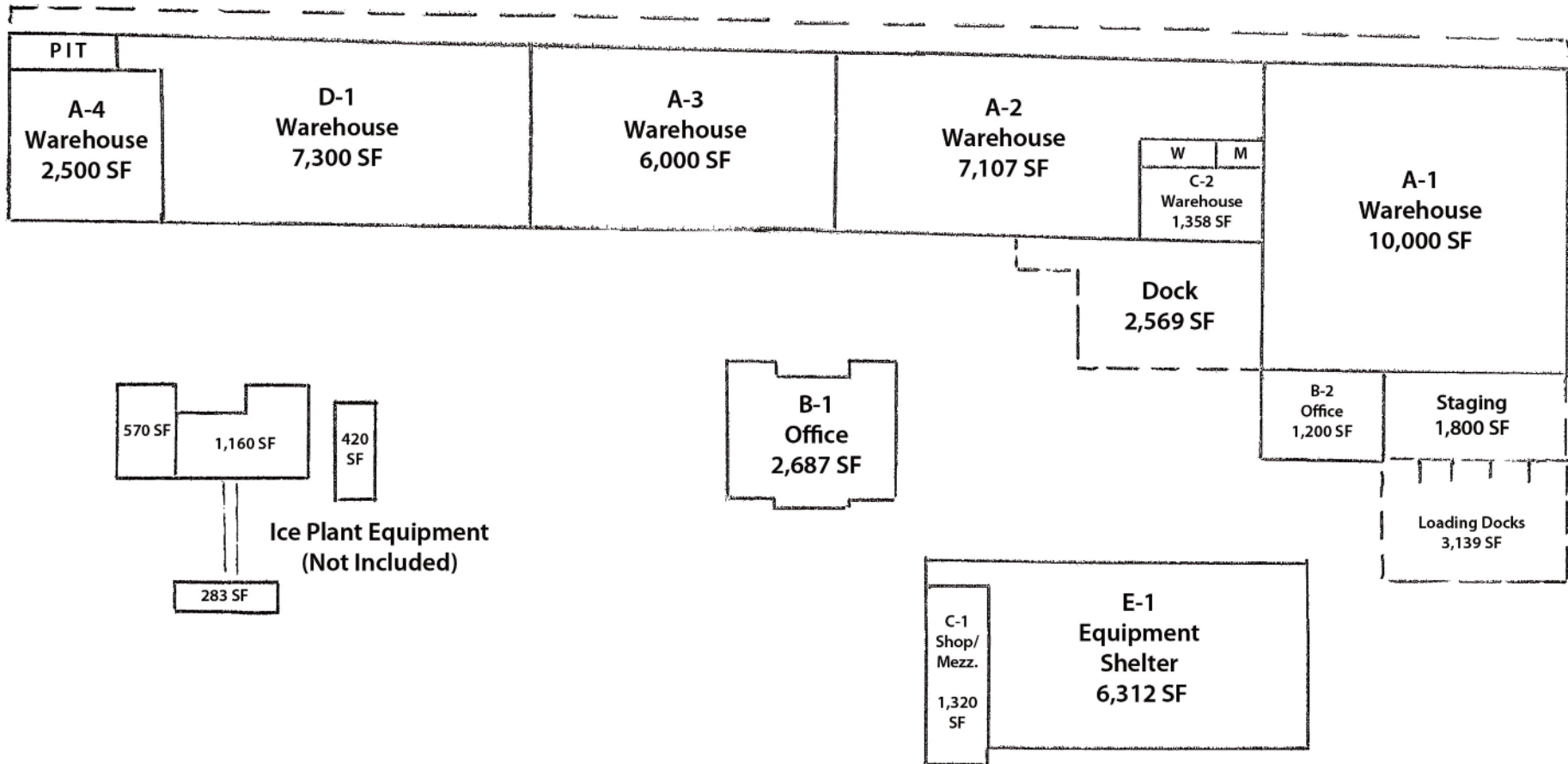
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