

189 Granada Dr
SAN LUIS OBISPO, CA

MEZZANINE & SECURE
OUTSIDE STORAGE



For Lease | Prime-Located Industrial Space with Office | 7,250 SF

Alex Olsen
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PROPERTY SUMMARY

Located in a highly sought-after industrial area of San Luis Obispo, this property is available for the first time in over 10 years and offers a blend of warehouse and office space ideal for a wide range of industrial uses. Warehouse is approximately 4,750 SF with 2 roll-up doors, plus enclosed secure outside storage for material or equipment. The office space is approximately 2,500 SF and features 6 private offices, reception, conference room, kitchenette/break area, and second-floor open office area. There is also a bonus 1,000 SF mezzanine (not included in the total square footage). Owners are open to accommodating a tenant's desired layout, such as removing or adding office square footage, to suit their needs.

| | |
|------------------|--------------------------|
| Size | 7,250 SF |
| Rate | \$1.50 NNN (.16) |
| Term | 3-5 years |
| Available | Now |
| Zoning | C-S (Service Commercial) |
| Floors | Two |
| Elevator | No |
| Loading | Two roll-ups |
| Parking | 16 spaces |
| Ceilings | 18' |
| Power | 400 amp |
| Restrooms | Three, one with shower |
| HVAC | Yes |
| To Show | Call listing agent |



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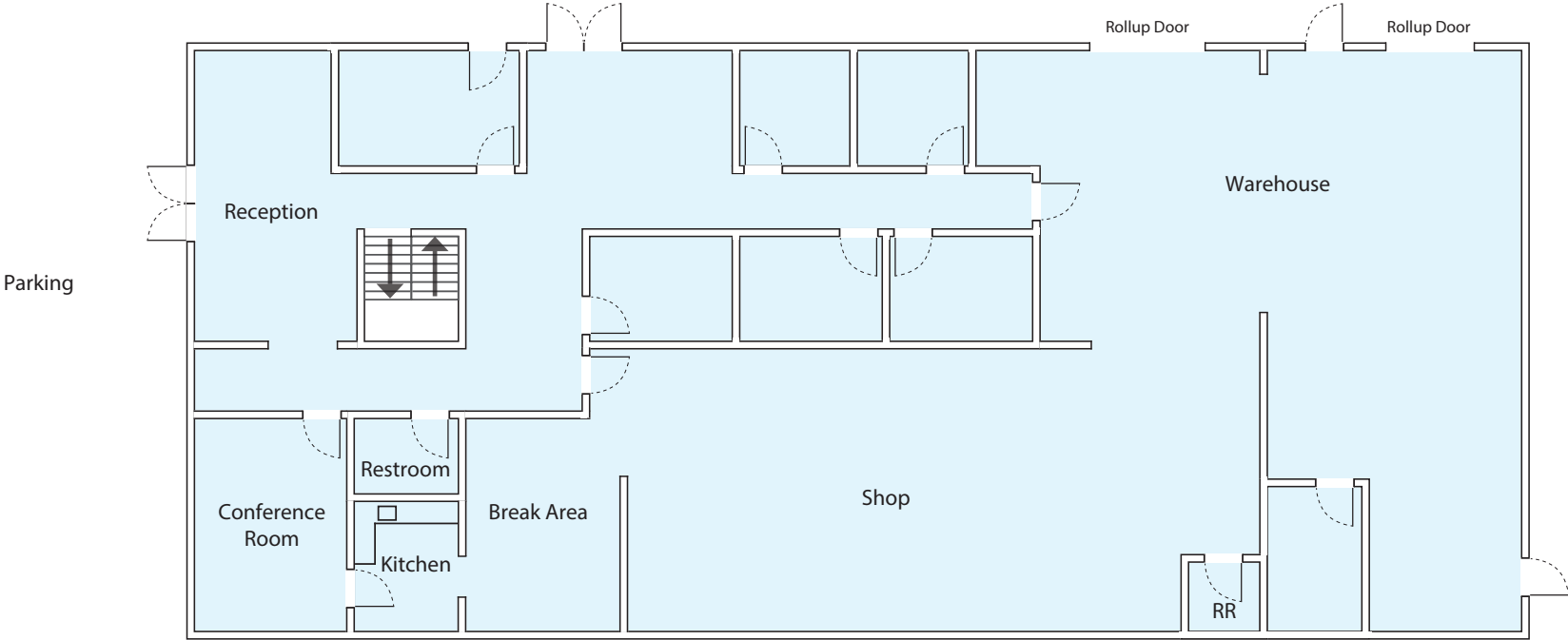
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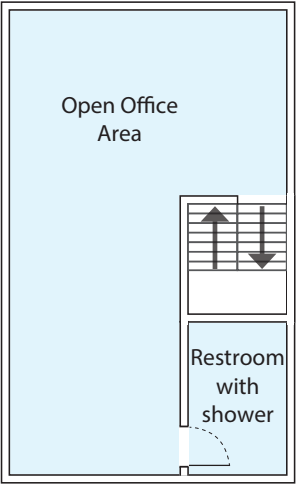


FLOOR PLAN



Note: floorplan is not to scale.

SECOND FLOOR



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AREA OVERVIEW



Irish Hills Plaza
Costco
Home Depot
TJ Maxx
HomeGoods
PetSmart
Whole Foods

Prefumo Creek Commons
Target
CVS
Dick's Sporting
Olive Garden
AT&T Store
Tesla charging

Madonna Plaza
Best Buy
Ralphs
Sprouts
Ross
Ulta
Kohl's
REI
World Market

Madonna Inn

SLO Public Market
Kitchen & Vine
Kraken Coffee
Parker Clay
Baht
Brooks' Burgers
Bottlecraft
Bing's Bao Buns
Humble Oven

Higuera Plaza
Trader Joe's
Starbucks
Food 4 Less
Bravo Pizza

Tractor Supply Co.

Farm Supply Company

**Promega Corporation
(biotech)**

SITE

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