

189 Granada Dr  
SAN LUIS OBISPO, CA

RATE REDUCTION  
CONCESSION OFFERED  
MEZZANINE & SECURE  
OUTSIDE STORAGE



**For Lease** | Prime-Located Industrial Space with Heavy Power | 7,250 SF

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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.

<b>Size</b>	7,250 SF
<b>Rate</b>	Two months free rent; \$1.25 NNN (.16) thereafter
<b>Term</b>	3-5 years
<b>Available</b>	Now
<b>Zoning</b>	C-S (Service Commercial)
<b>Floors</b>	Two
<b>Elevator</b>	No
<b>Loading</b>	Two roll-ups
<b>Parking</b>	16 spaces
<b>Ceilings</b>	18'
<b>Power</b>	400 amp
<b>Restrooms</b>	Three, one with shower
<b>HVAC</b>	Yes
<b>To Show</b>	Call listing agent



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### Prime Industrial Location

Located in one of San Luis Obispo's most sought-after industrial zones, offering excellent access to key transit routes and regional infrastructure.

### Rare Offering – First Time in 10+ Years

This versatile property is available for lease for the first time in over a decade — a rare opportunity in a competitive market.

### Recently Reduced Rate

Ownership has lowered the lease rate, making this a high-value option for tenants seeking quality space at a competitive price.

### Limited-Time Rent Abatement

Take advantage of flexible lease terms with rent abatement incentives available for qualified tenants.

### Flexible Space Configuration

±4,750 SF of functional warehouse space featuring two roll-up doors and secure enclosed yard storage for equipment or materials.

### Professional Office Improvements

±2,500 SF of well-designed office area including 6 private offices, reception, conference room, kitchenette/break area, and second-floor open workspace.

### Bonus Mezzanine

Additional 1,000 SF mezzanine (not included in the total square footage), ideal for storage or supplementary workspace.

### Tenant Improvement Flexibility

Ownership is open to customizing the layout to fit tenant needs — whether expanding or reducing the office footprint.

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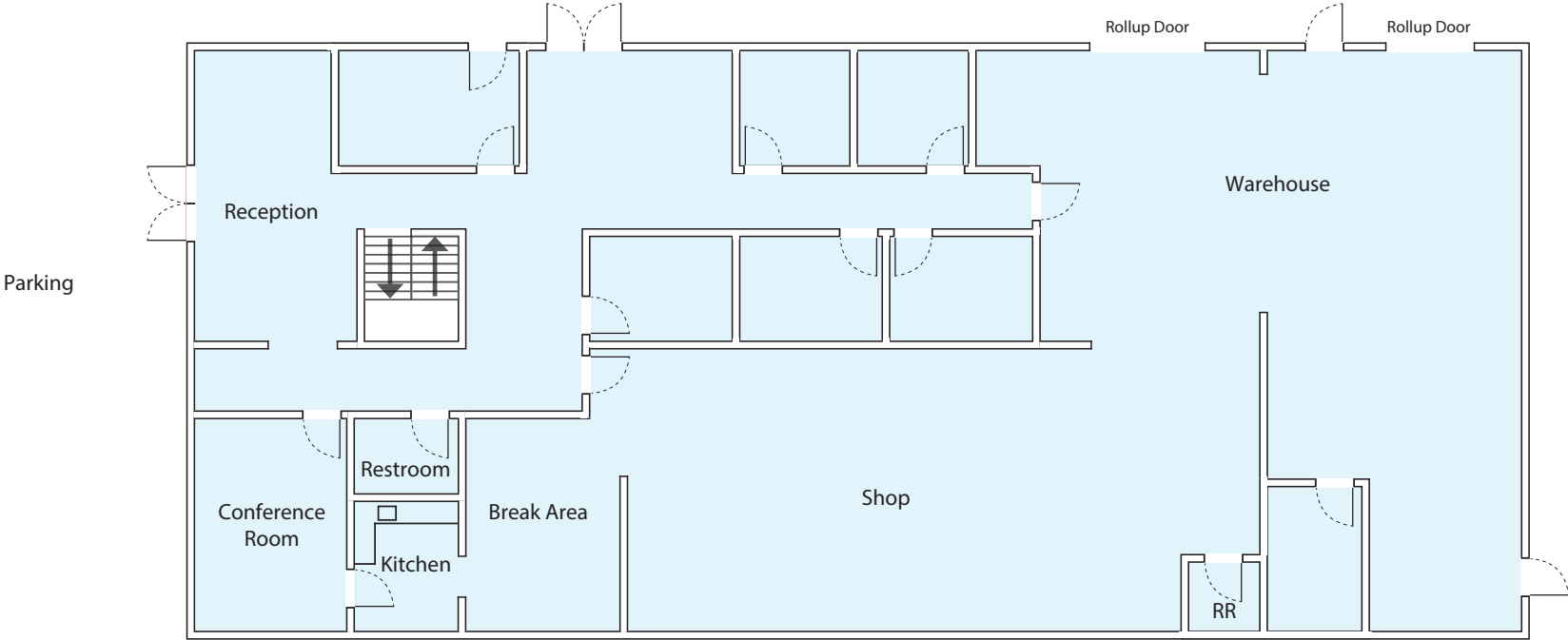
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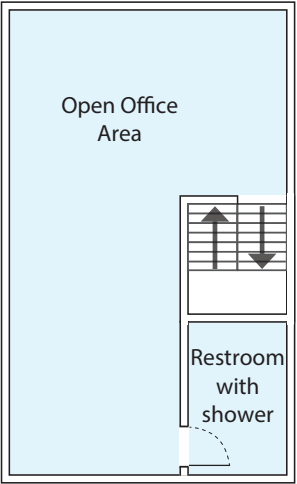


# FLOOR PLAN



Note: floorplan is not to scale.

## SECOND FLOOR



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## AREA OVERVIEW



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