

189 Granada Dr
SAN LUIS OBISPO, CA

SECURE OUTSIDE STORAGE



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

Alex Olsen
805.218.5766
alex.olsen@kidder.com
lic. 01126609

Austin Caviness
818.867.9017
austin.caviness@kidder.com
lic. 01126609



Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359



PROPERTY SUMMARY

Located in a prime industrial area of San Luis Obispo, this property 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 outside storage for secure material or equipment. Office is approximately 2,500 SF and features 6 private offices, reception, conference room, kitchenette/break area, second floor open office area, plus bonus 1,000 SF mezzanine. With its large lot, 16 parking spaces, and immediate availability, this is a rare opportunity in a highly sought location.

Size	7,250 SF
Rate	\$1.50 NNN (.16)
Term	3-5 years
Available	Now
Zoning	C-5 (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



Alex Olsen
805.218.5766
alex.olsen@kidder.com
lic. 01126609

Austin Caviness
818.867.9017
austin.caviness@kidder.com
lic. 01126609



Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359





Alex Olsen
805.218.5766
alex.olsen@kidder.com
 lic. 01126609

Austin Caviness
818.867.9017
austin.caviness@kidder.com
 lic. 01126609



Nolan Tooley
805.898.4383
nolan@hayescommercial.com
 lic. 02127359





Alex Olsen
805.218.5766
alex.olsen@kiddermathews.com
 lic. 01126609

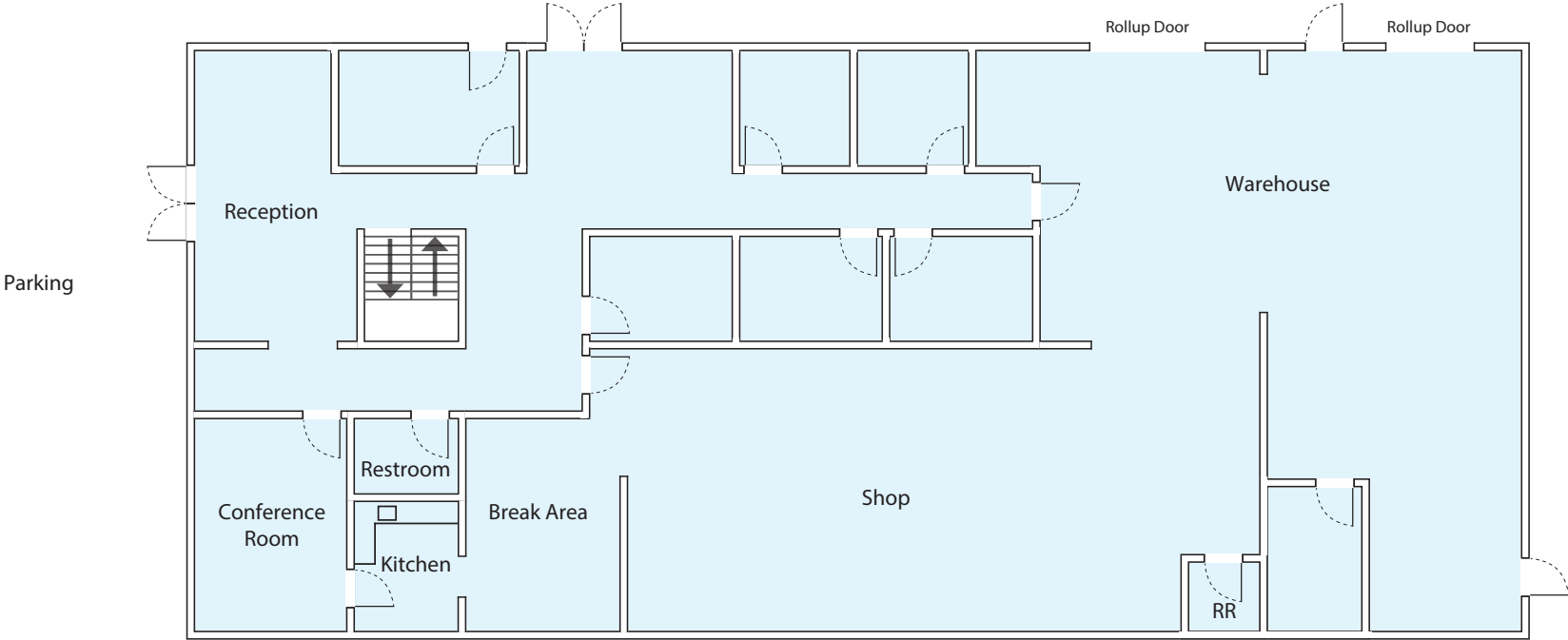
Austin Caviness
818.867.9017
austin.caviness@kiddermathews.com
 lic. 01126609



Nolan Tooley
805.898.4383
nolan@hayescommercial.com
 lic. 02127359

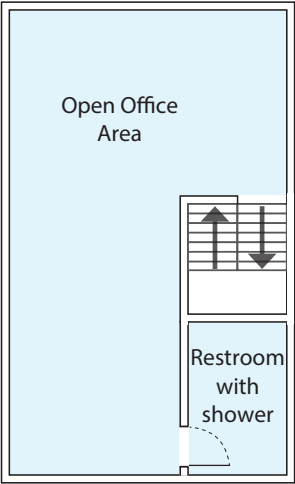


FLOOR PLAN



Note: floorplan is not to scale.

SECOND FLOOR



Alex Olsen
805.218.5766
alex.olsen@kidder.com
lic. 01126609

Austin Caviness
818.867.9017
austin.caviness@kidder.com
lic. 01126609



Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359



AREA OVERVIEW



Alex Olsen
805.218.5766
alex.olsen@kidder.com
lic. 01126609

Austin Caviness
818.867.9017
austin.caviness@kidder.com
lic. 01126609



Nolan Tooley
805.898.4383
nolan@hayescommercial.com
lic. 02127359

