

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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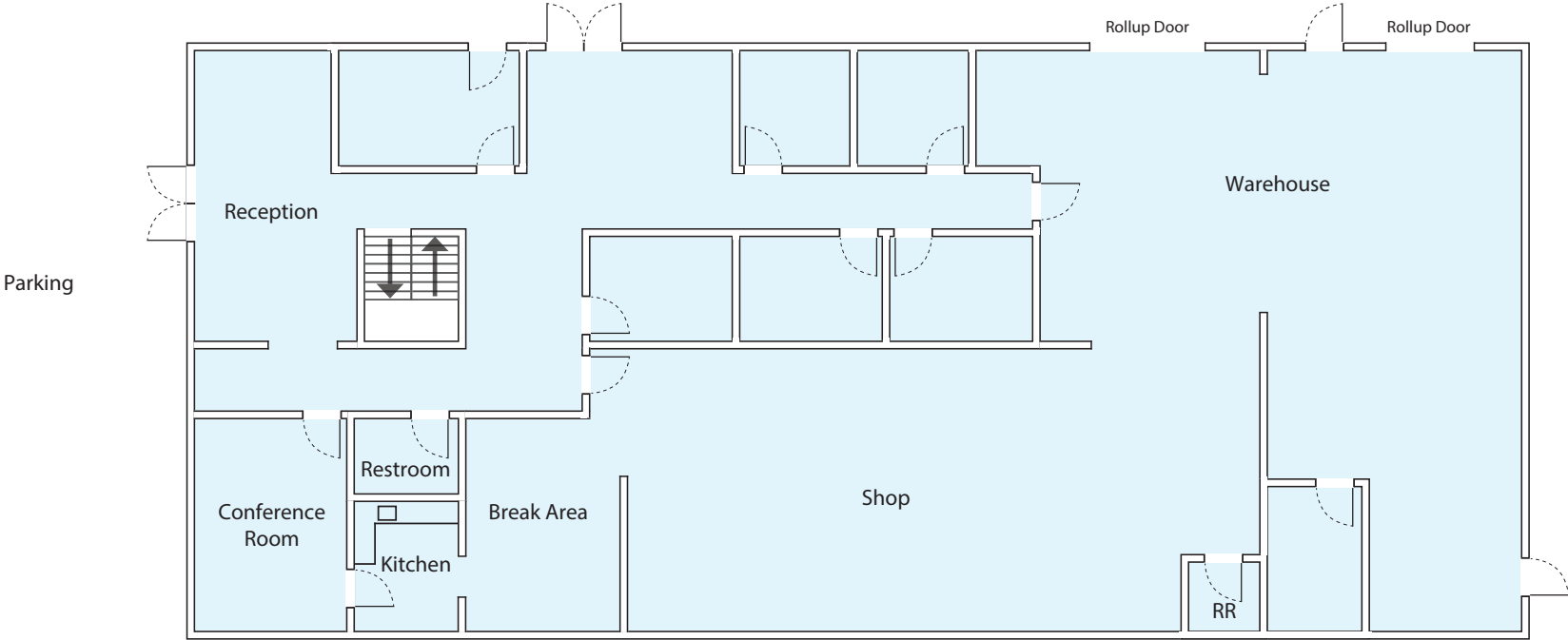
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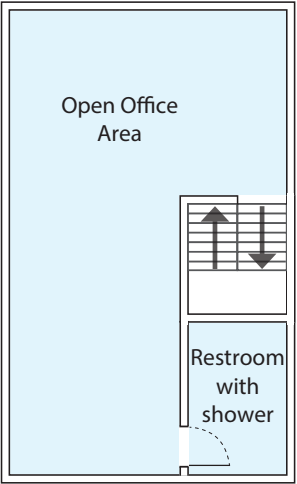


FLOOR PLAN



Note: floorplan is not to scale.

SECOND FLOOR



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AREA OVERVIEW



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