

1105 S Blosser Road, Santa Maria

FOR SALE or LEASE | Industrial Building with Large Yard | 15,400 SF on 2.16 Acres



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PROPERTY DETAILS

This industrial building with large yard space was previously occupied by United Rentals and is centrally located near the intersection of Blosser & Stowell in Santa Maria. The property is on a hard corner with multiple access points and offers excellent proximity to US 101 freeway and bustling commercial corridors. Very rare to find a high-quality industrial asset offering almost 1.5 acres of yard space!



BUILDING SIZE	15,400 SF (approximately)
PARCEL SIZE	2.16 acres / 93,889 SF (two parcels)
YARD AREA	60,000 SF (approximately)
APN	117-630-002 / 117-630-003
ZONING	PD / CM
YEAR BUILT	1981
RESTROOMS	Two sets
HVAC	Yes, in office area
CEILINGS	Approximately 10' in office, 20' in warehouse
LOADING	Three (3) roll-up doors

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

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OFFERING DETAILS

FOR SALE

PRICE **\$4,800,000**

PPSF **\$312**

OCCUPANCY **Vacant**

FOR LEASE

RATE **\$25,000/mo NNN**

NNN **Tenant responsibility**

AVAILABLE **Now**

TERM **10 years**



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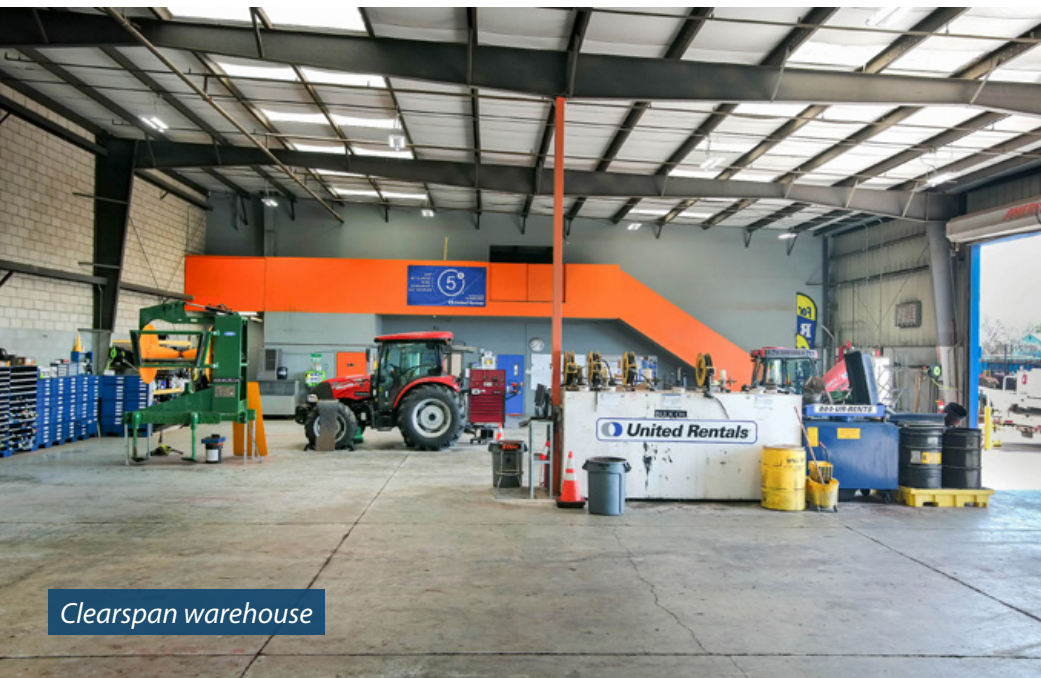
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Strong identity corner location



Lobby



Clearspan warehouse



Mezzanine storage

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SANTA MARIA



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Santa Maria Valley - a great place to do business

Santa Maria is the largest city on California's Central Coast between Ventura and San Jose. It is the primary commercial center for most of Santa Barbara County and well into San Luis Obispo County to the north.

Over 175,000 people live within a 20-minute drive of 1105 S Blosser Rd

That 20-minute drivetime population area offers a hard-working and successful tapestry of people, contributing to the area's steady economic growth.

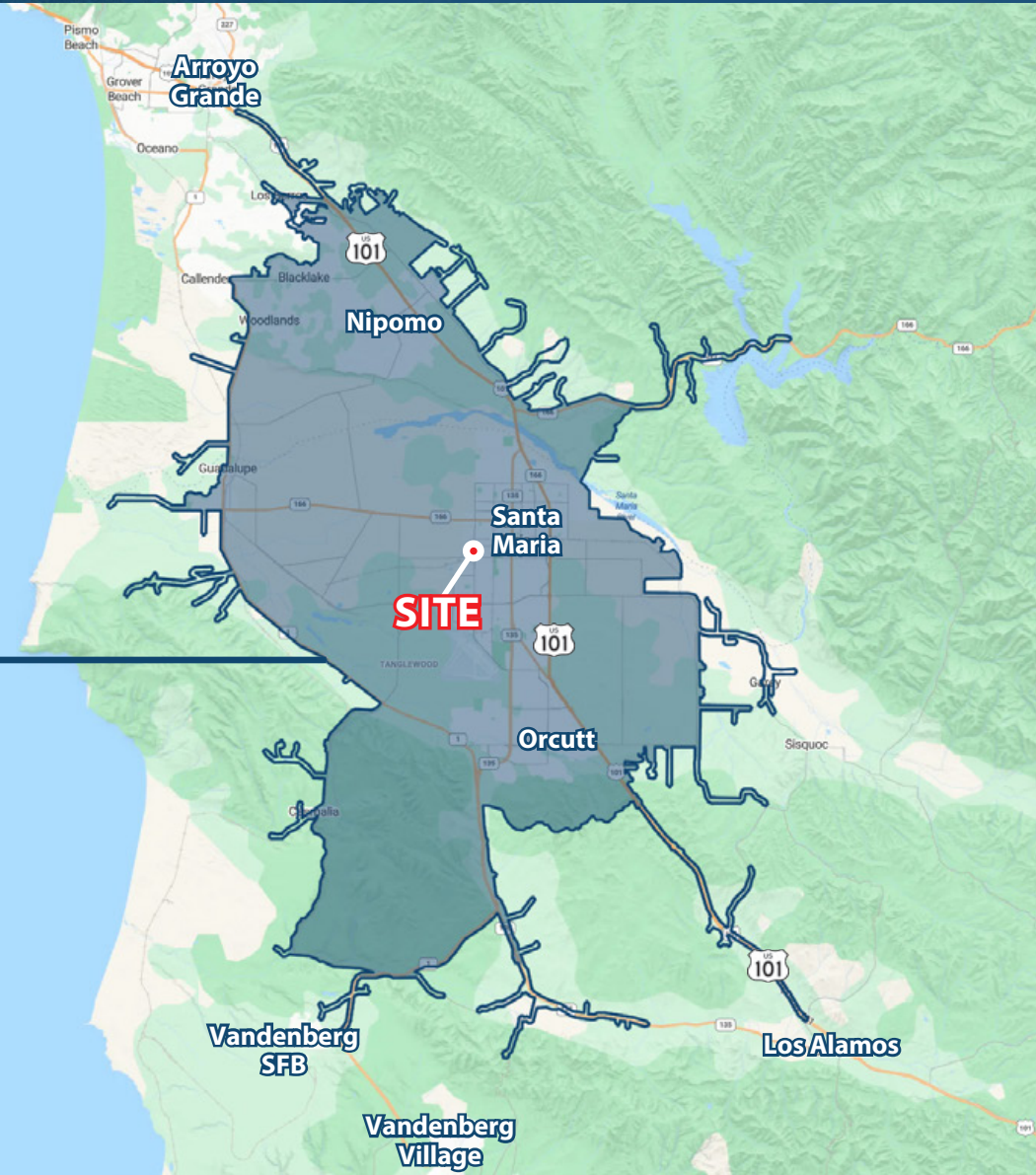
20 MINUTE DRIVETIME AREA

Total Population

177,788

Avg. Household Income

\$111,005



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Santa Maria

Agricultural hub with a side of tech

The Santa Maria Valley, nestled in California's Central Coast, is a burgeoning hub for businesses, offering a dynamic blend of demographic diversity and economic vitality. This region's robust agricultural base, coupled with its growing aerospace and technology sectors, presents a wealth of opportunities for enterprises across various industries. The area's strategic location, with access to major transportation corridors, facilitates seamless distribution and logistics operations. Additionally, the diverse and skilled workforce in the Santa Maria Valley is a cornerstone for businesses, providing a rich talent pool that drives innovation and growth. The region's commitment to economic development and community support further enhances its appeal as an ideal location for businesses looking to thrive in a competitive landscape.



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