



FOR SALE or LEASE

1637 W Central Ave, Lompoc, CA | Divisible High-Bay Warehouse Building | 8,000 - 20,000 SF

*Experience. Integrity. Trust.
Since 1993*

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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

Property Overview

Discreet building offers a high-bay, clear-span warehouse space with 21–26’ high ceilings, 4 roll-up doors, 2 loading docks, high-bay lighting with 400-watt bulbs, sky lights, and heavy power. The office section is 5,000 SF split between two floors with HVAC and men’s and women’s restrooms on each floor. Built in 1998 and fully sprinklered with approximately 41 on-site parking spaces.



Size:	15,000 SF	Warehouse
	5,000 SF	Office
	20,000 SF	Total
Price:	\$4,000,000	
Rate:	\$2.00 NNN (.15)	
Term:	5-10 years	
Available:	30 days from lease execution	
Year Built:	1998	
Roll Up Doors:	4	
Loading Docks:	2	
Power:	1000 AMP/480V/1 & 3-Phase	
Sprinklers:	Throughout	
HVAC:	In office section only	
Ceiling Height:	21-26’ clear- span	
Parking:	Approximately 41 on-site	
Zoning:	Industrial	
Showings:	By appointment only	

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