



**FOR SALE**

**424 Commerce Ct, Lompoc, CA | Flexible Industrial Building | 15,450± SF**

*Experience. Integrity. Trust.  
Since 1993*

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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | [HayesCommercial.com](http://HayesCommercial.com)

Property Overview

Brand new construction of a 15,450 SF single-story clear-span industrial building with easy access to Hwy 246, Lompoc City Airport, and Vandenberg. Four roll-up doors allow division into multiple units for maximum versatility. Heavy power, floor drains, and Metl-Span CF Light Mesa insulated exterior walls/ceiling ideal for cold storage applications including dry goods storage, cooler buildings, food processing, and all buildings where temperature control and insulation values are critical. Highly desirable BP zoning allows for a wide range of uses including light industrial, manufacturing, offices, R&D, wholesale, warehousing, and storage. Fully landscaped with automatic irrigation system and surrounded by high-quality security fencing with an ornamental rolling gate.



Price:	\$4,500,000
Building Size:	Approx. 15,450 SF
Parcel Size:	Approx. 39,204 SF
APN:	093-450-008
Zoning:	BP (Business Park)
Parking:	14 striped spaces, with space for 32 spaces and/or truck parking
Restrooms:	1 ADA, plus three more stubbed in
Ceiling Height:	20' at sides, 26' at peak
Power:	1,200 Amp, 3 Phase
Sprinklers:	Yes
Roll-Up Doors:	Four (4) 12'W x 16' H
CSO:	2.5%
To Show:	Contact listing agents

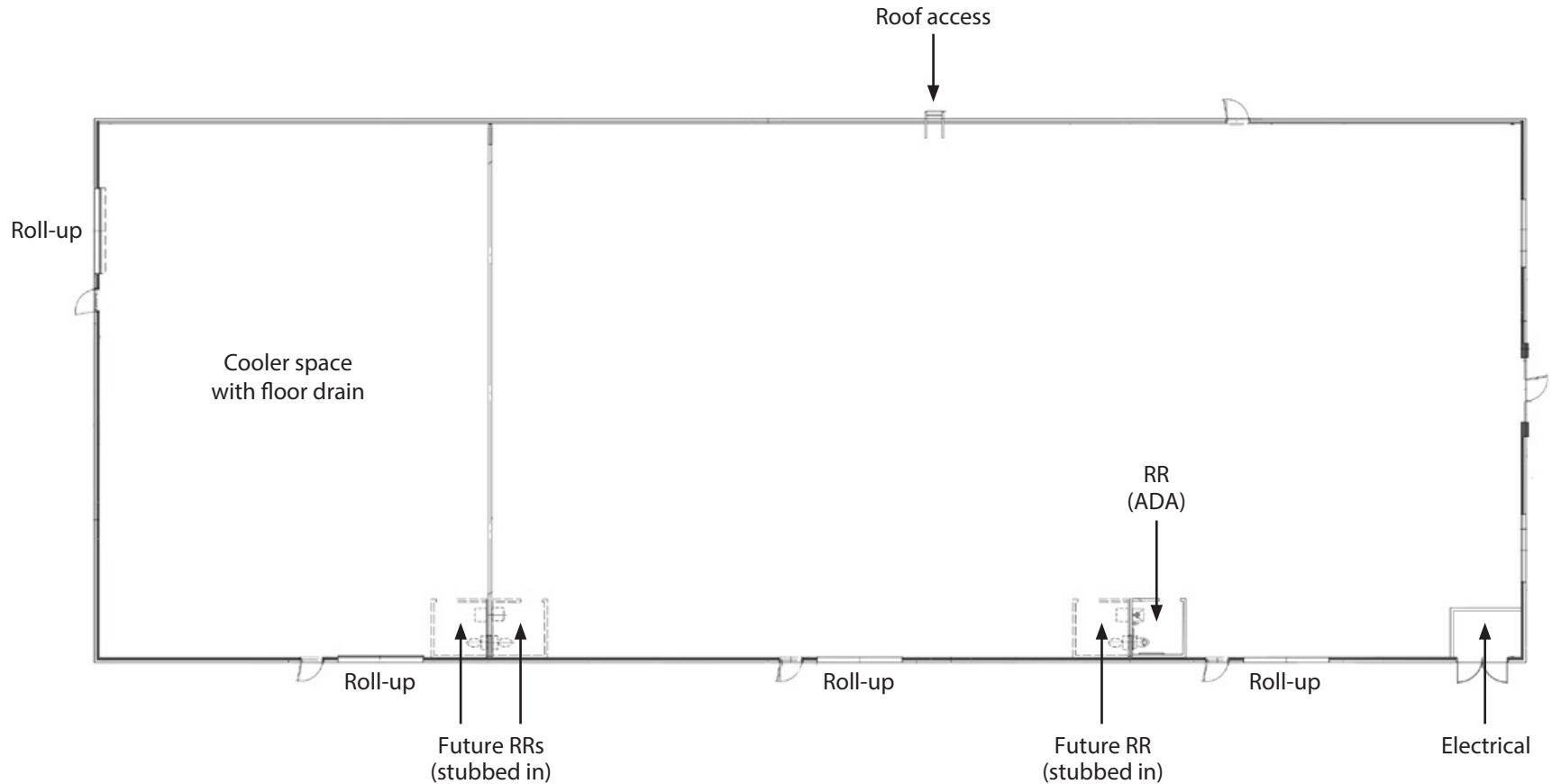
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**Floor Plan**



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**Materials Highlights**

This property uses a special kind of interlocking wall and ceiling panel made by Metl-Span. The “CF Light Mesa” insulated metal panel is well suited for exterior and interior walls and ceiling applications. This shallower version of the “Mesa” profile creates symmetry on the outside of the building and from room to room within. The minor rib provides a flattened appearance.

Benefits of “CF Light Mesa”:

- Flat surface, easily washable
- Utilizes concealed clips and eliminates thermal short circuits
- USDA Compliant stainless steel for use in aggressive or daily wash-down areas
- Offset double tongue-and-groove with extended metal shelf for positive face fastening

Source: metlspan.com

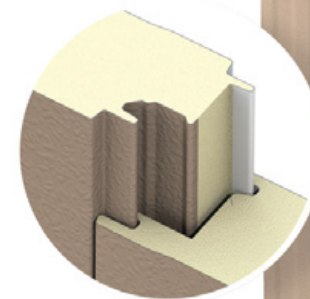


**CF LIGHT MESA**



**LOCK & GROOVE SYSTEM**

**PANEL**



**PANEL PROFILE**

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