

4895 Traffic Way

ATASCADERO, CA

RATE REDUCED

INCLUDED
Fenced yard
4,000± SF

INCLUDED
Industrial building
2,965 SF

INCLUDED
Fenced yard
5,740± SF

For Lease | 2,965 SF **Industrial Building** with 10,000± SF **Fenced Yard**

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

Industrial building with fenced yard available for lease. Great site for a variety of industrial/outdoor storage uses. Warehouse offers 19.5' ceilings, roll-up door, oversized sliding door, and one restroom. Approximately 9,740 SF of fenced yard and on-site parking included.

Rate: \$7,500/mo MGR

Building Size: 2,965 SF

Fenced Yard: Approx. 9,740 SF

Available: Now

Term: Flexible

Zoning: I (Industrial)

Ceilings: 15.5' - 19.5'

Parking: Two spaces, including 1 ADA

Restrooms: One

Loading: (1) 12' H x 14' W roll-up;
(1) 14' H x 9.5' W sliding door

To Show: Call Listing Agent



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AERIAL OVERVIEW



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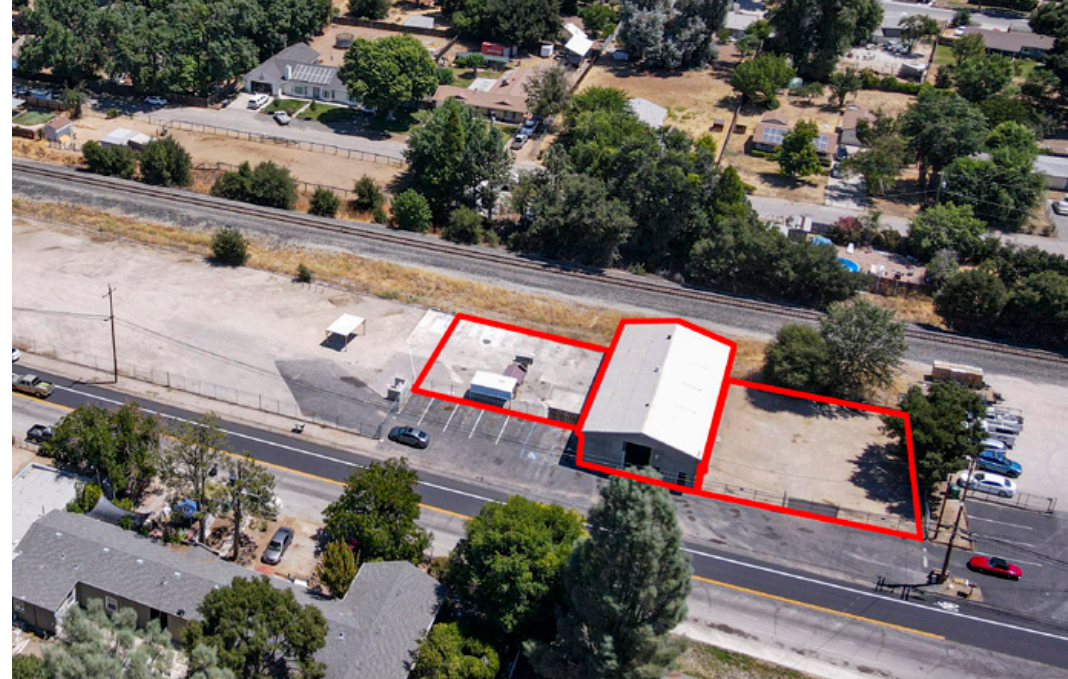
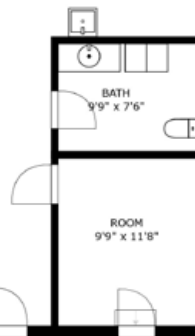


CURRENT FLOOR PLAN

Roll-up
(12' H x 14' W)

WORKSHOP
37'4" x 75'11"

Sliding door
(14' H x 9.5' W)



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