

+/- 1,500 sf warehouse and office for lease

**927 4th Street
Grover Beach, CA**

**For
Lease**

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For Lease

- +/- 1,500 sf bldg with on-site parking for lease.
- Warehouse: +/- 1,200 sq. ft.
Office: +/- 300 sq. ft.
- Zoned: CI – in the Grover Beach “green” zone.
- 480 amps
- Low development costs compared to other Grover Beach buildings. Utilities underground, building is on City sewer and required parking spaces are available on-site.
- Lease Rate: \$5,000/month.

Stafford-McCarty
Commercial Real Estate
641 Higuera St., Suite 201
San Luis Obispo, CA 93401
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Summary



Great building located in the Cannabis zone in Grover Beach. Building is empty and ready for move in. Costs of City approval are low with utilities already underground, building connected to the City sewer system and ample space on site for all of your parking/yard space needs.

Property Characteristics

Zoning:	CI – Coastal Industrial (property is located in the Coastal Zone)
Gross Square Footage Land Area:	+/- 6,250 sq. ft.
Assessor Parcel Number:	060-542-040 - San Luis Obispo County
Special Features:	Already meets most GB City Development Standards



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