


# FOR SALE OR LEASE

## Industrial Property

***2240 S. Thornburg St., Santa Maria, CA***

***+/- 17,350 SF  plus an additional***

***3,750 SF of Mezzanine at no cost***

***Rent Incentive - First 6 Months***

Contact:

Steve McCarty
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805.431.2671
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Steve Davis
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641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate

## *Property Overview*

McCarty Davis is pleased to offer 2240 S. Thornburg St for purchase or lease in Santa Maria. The property offers tall ceilings, significant power for manufacturing processes, two rollup doors (one truck well and one grade level), and first and second floor office and production space.

## *Property Facts*

- +/- 17,350 SF building plus 3,775 sf of bonus mezzanine at no charge
- +/- 32,000 SF lot
- High bay warehouse plus mezzanine space
- 2 rollup doors (1 grade level and 1 truck well/loading dock)
- First and second floor has office and production space
- 2 Break rooms and 6 Bathrooms
- Zoning: CM (Commercial Manufacturing)

## *Recent improvements*

- 480V/ 1600 Amp Service
- copper air lines throughout,
- a rebuilt truck well,
- a resurfaced and re-striped parking lot,
- and a freshly painted exterior.

## *Financials*

*Lease Rate*: $19,500/month, NNN ($3,200/month)

*Introductory rate for the first 6 months - $9,750/month, NNN*

*Sale Price:* $3,600,000

## *Additional Info.*

Available Now!






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***1st Floor Office/Production Space***



***1st Floor Office/Production Space***



***2nd Floor Office***



***2nd Floor Office Space***


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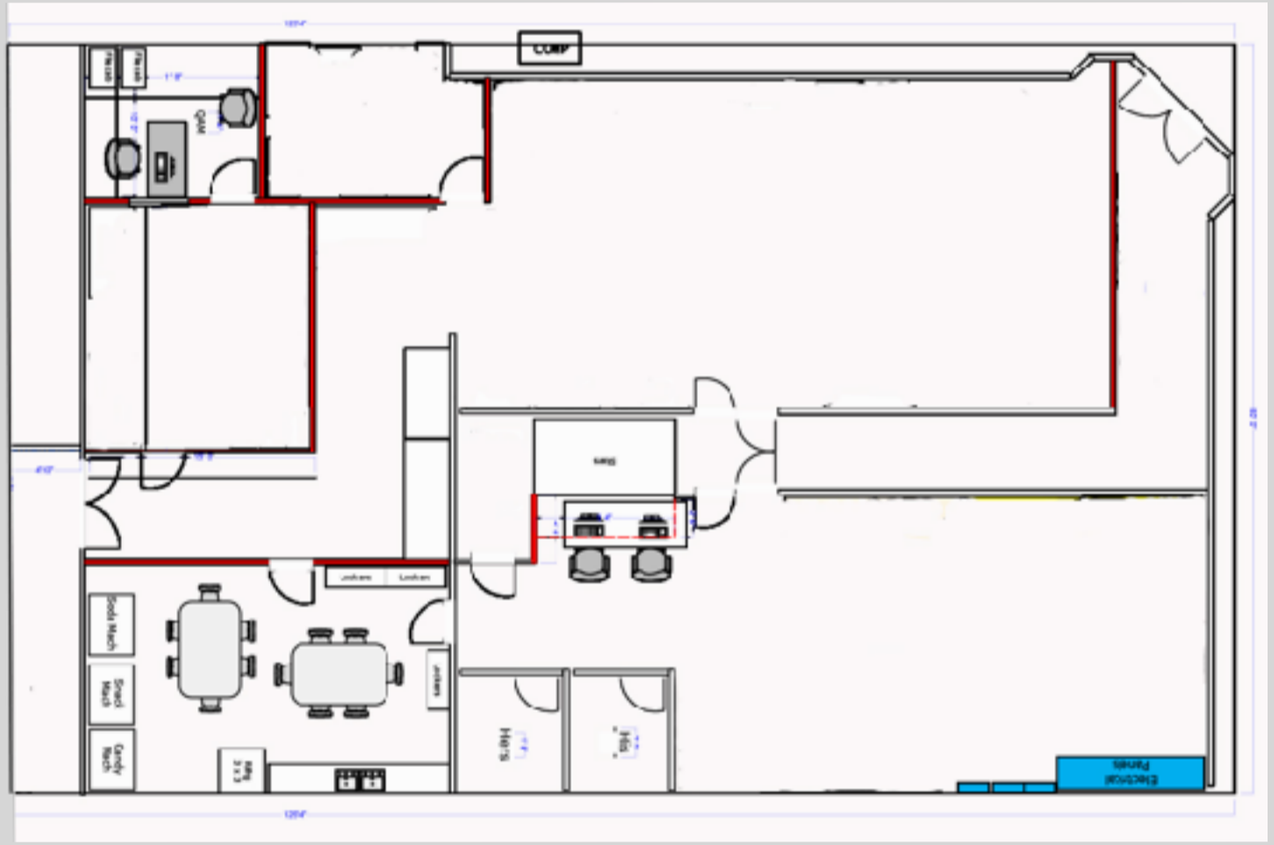
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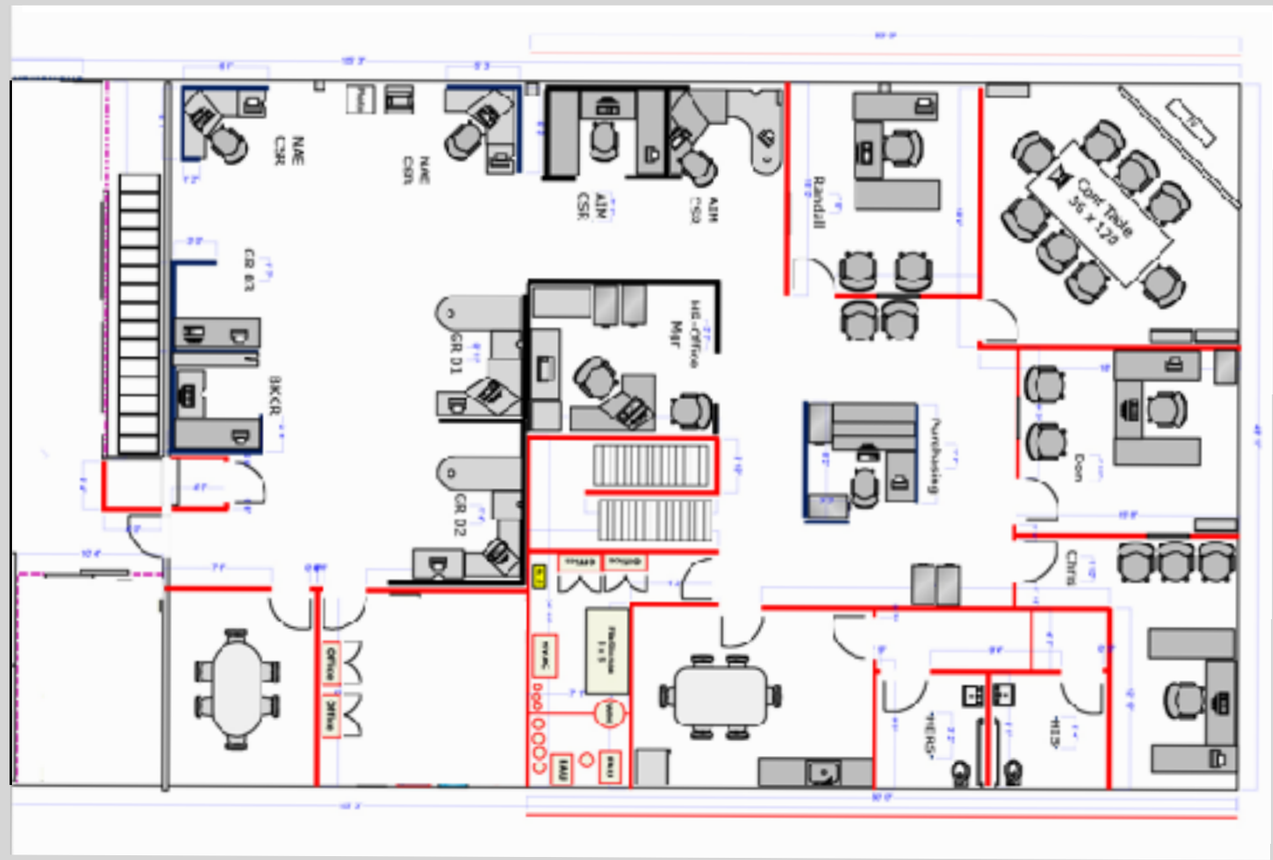
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## ***2 Floors of Office / Production Space***




***1st Floor Office/ Production Space***




***2nd Floor Office***


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***1 truck well and 1 grade-level door***



***Open Warehouse Space***



***Mezzanine***



***Mezzanine with fork-lift access***


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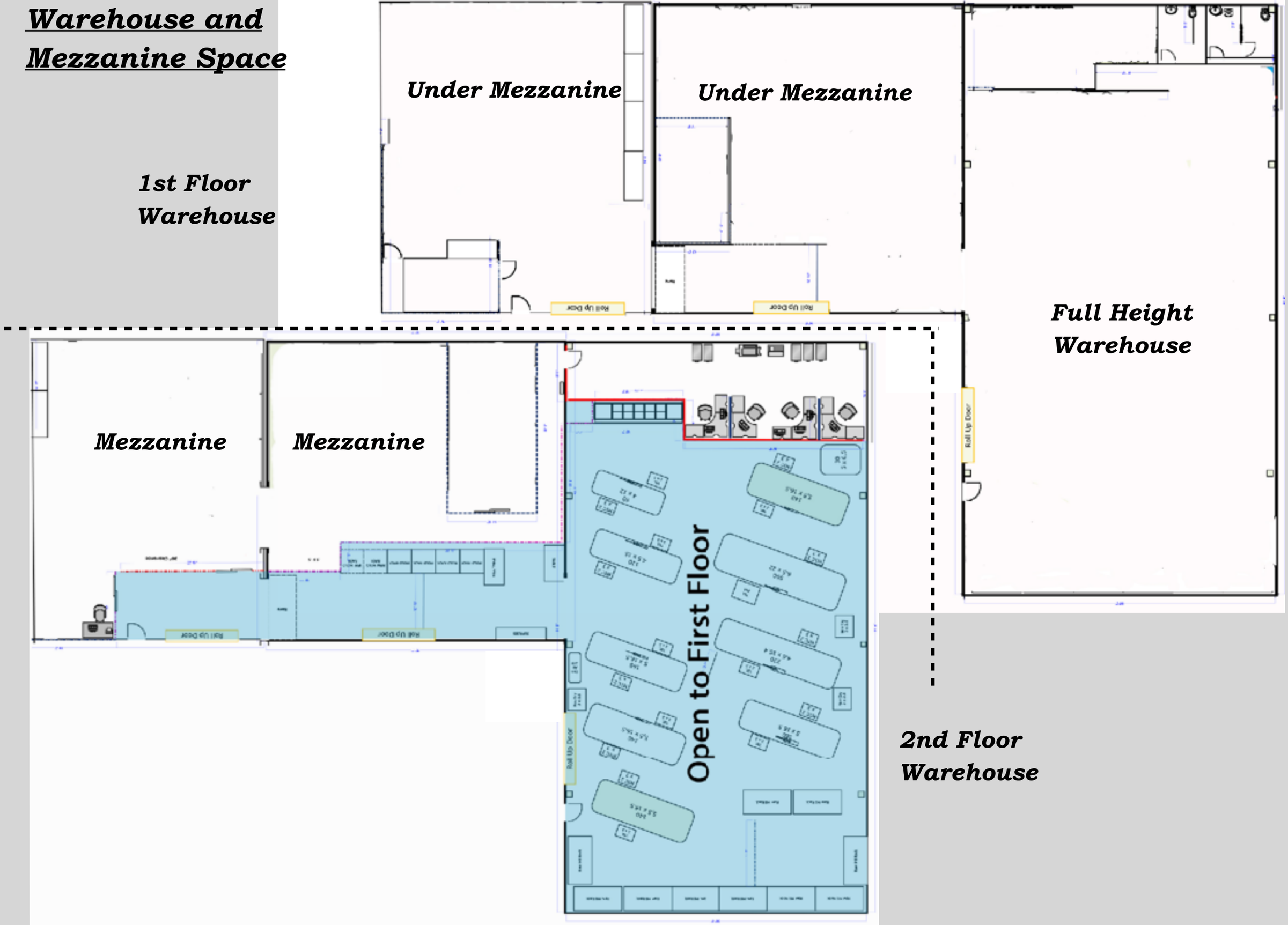
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# ***Warehouse and Mezzanine Space***

***1st Floor Warehouse***




***2nd Floor Warehouse***

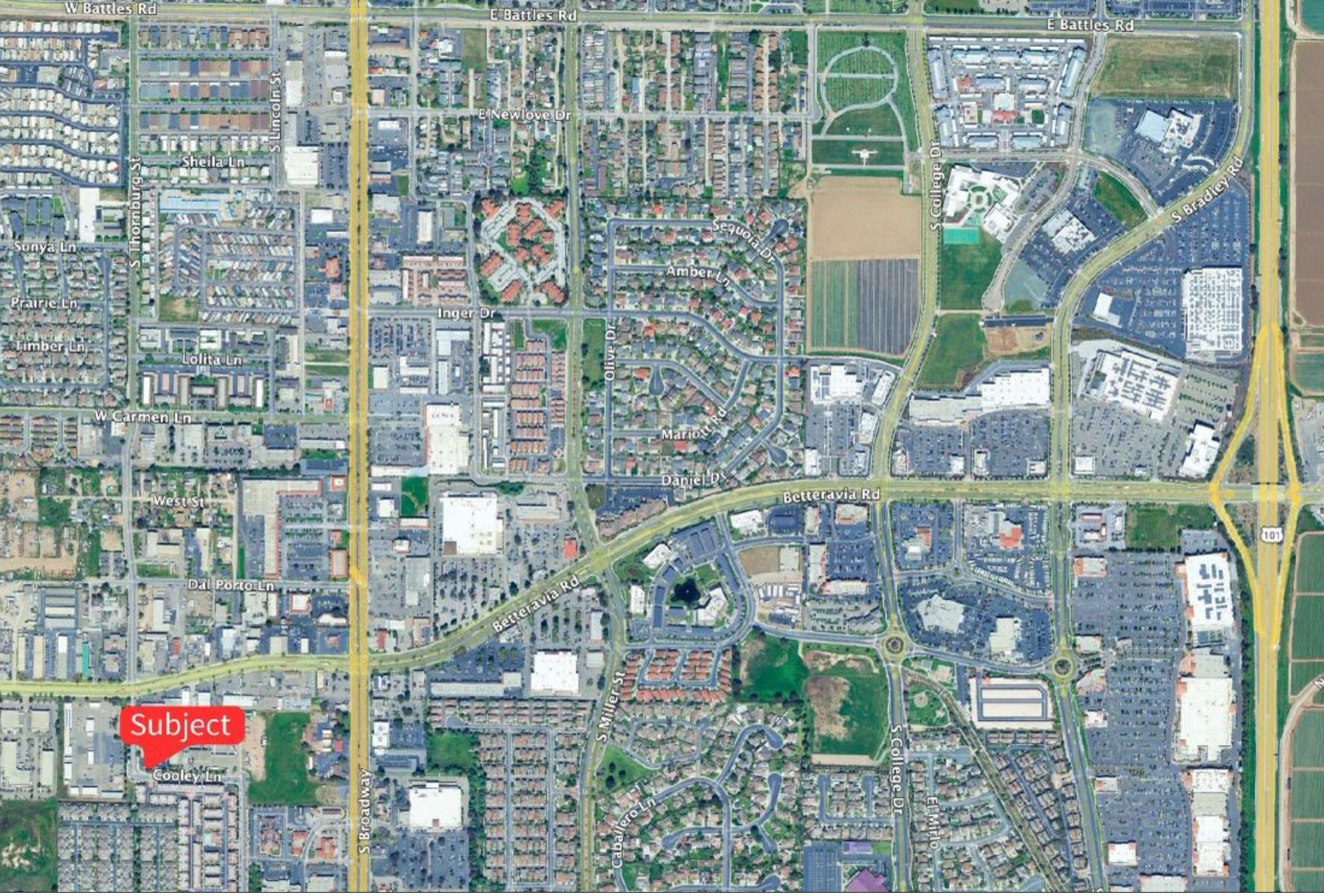

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***For More Information***

*To receive more information please call or email us. Our contact information is below and we look forward to talking to you.*



*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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