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
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
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!





Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801

Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate



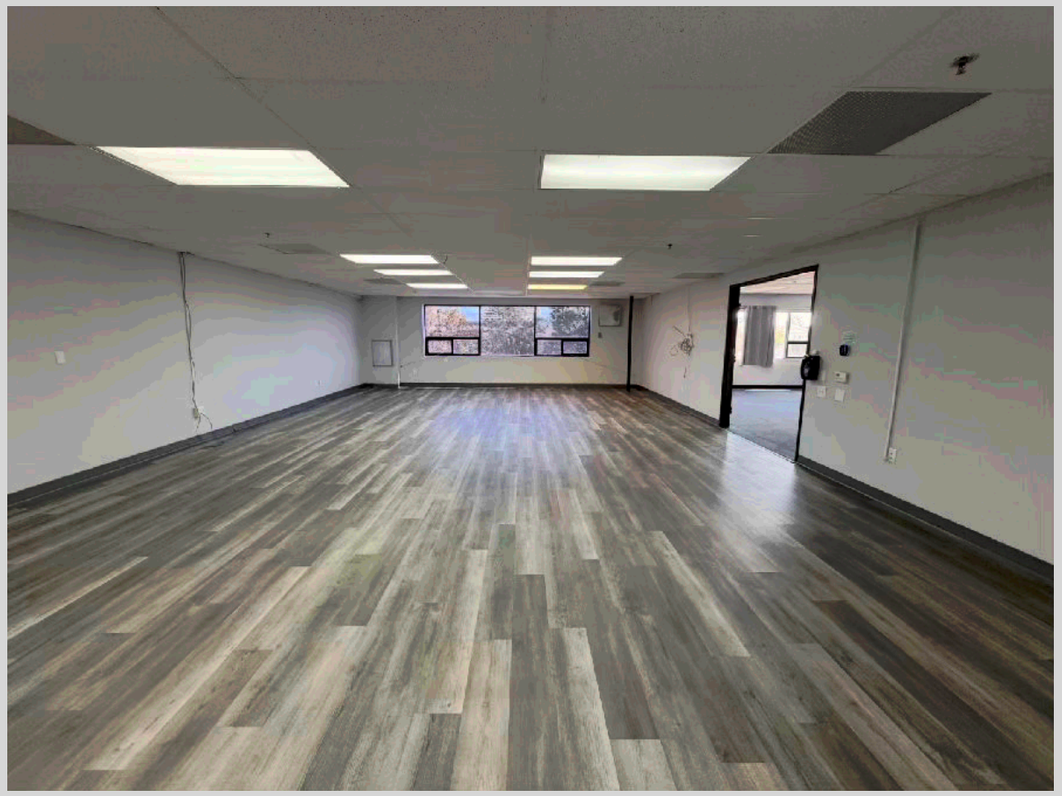
1st Floor Office/Production Space



1st Floor Office/Production Space



2nd Floor Office



2nd Floor Office Space

Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

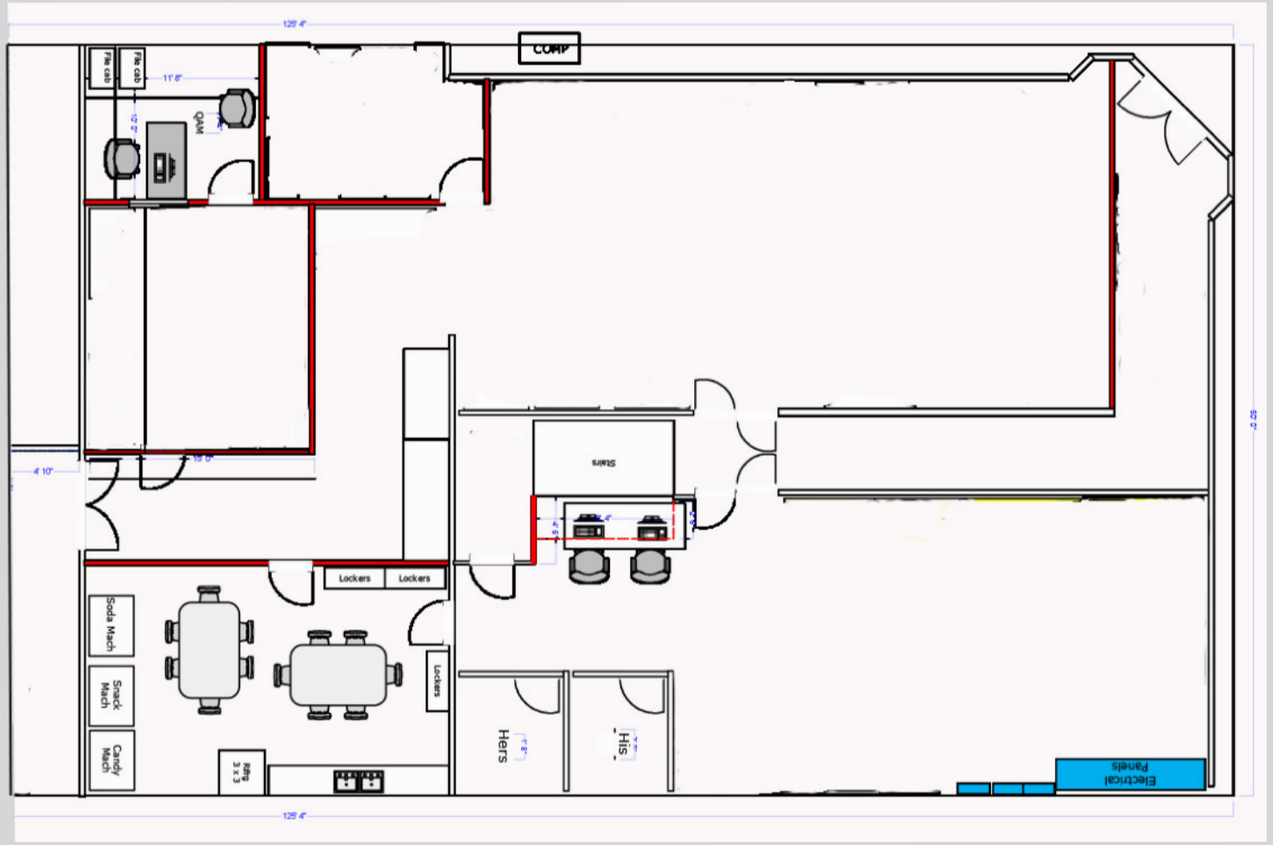
Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801

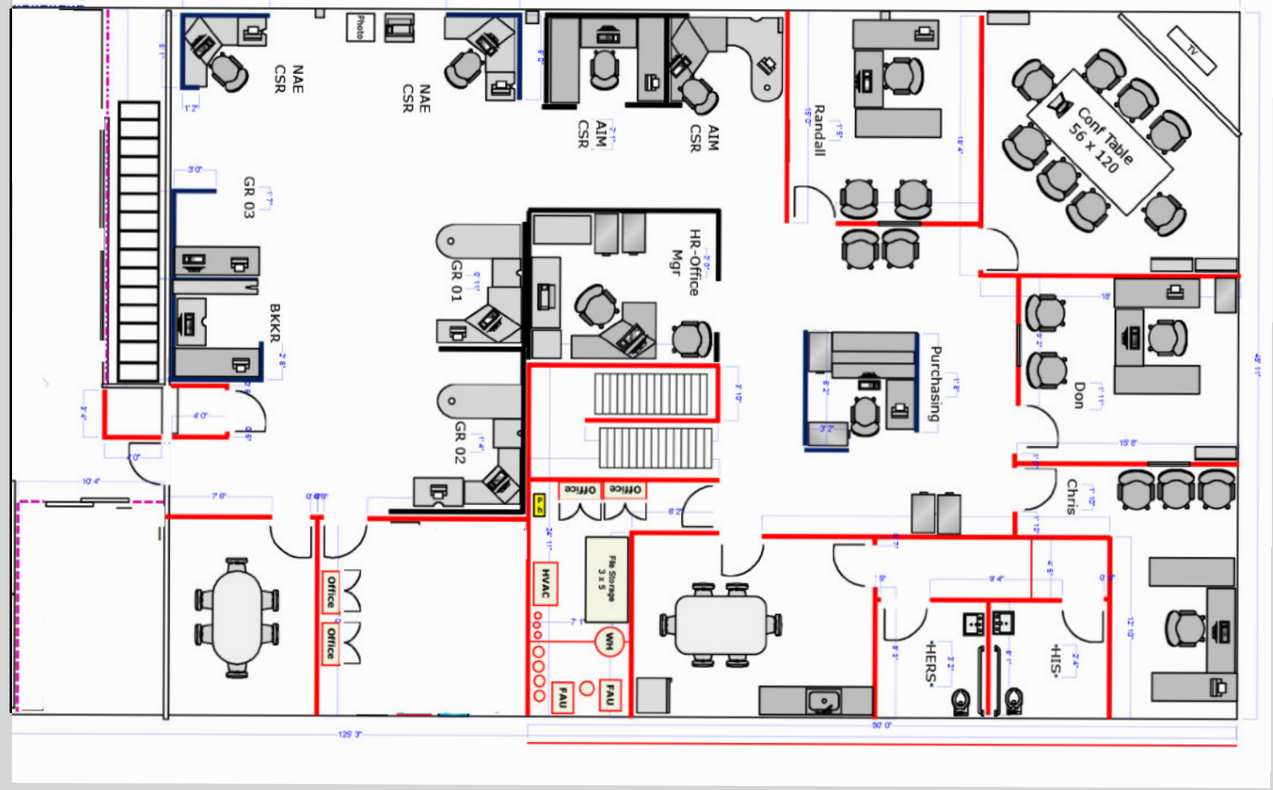
Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate

2 Floors of Office / Production Space



1st Floor Office/ Production Space



2nd Floor Office

Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801

Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate



1 truck well and 1 grade-level door



Open Warehouse Space



Mezzanine



Mezzanine with fork-lift access

Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

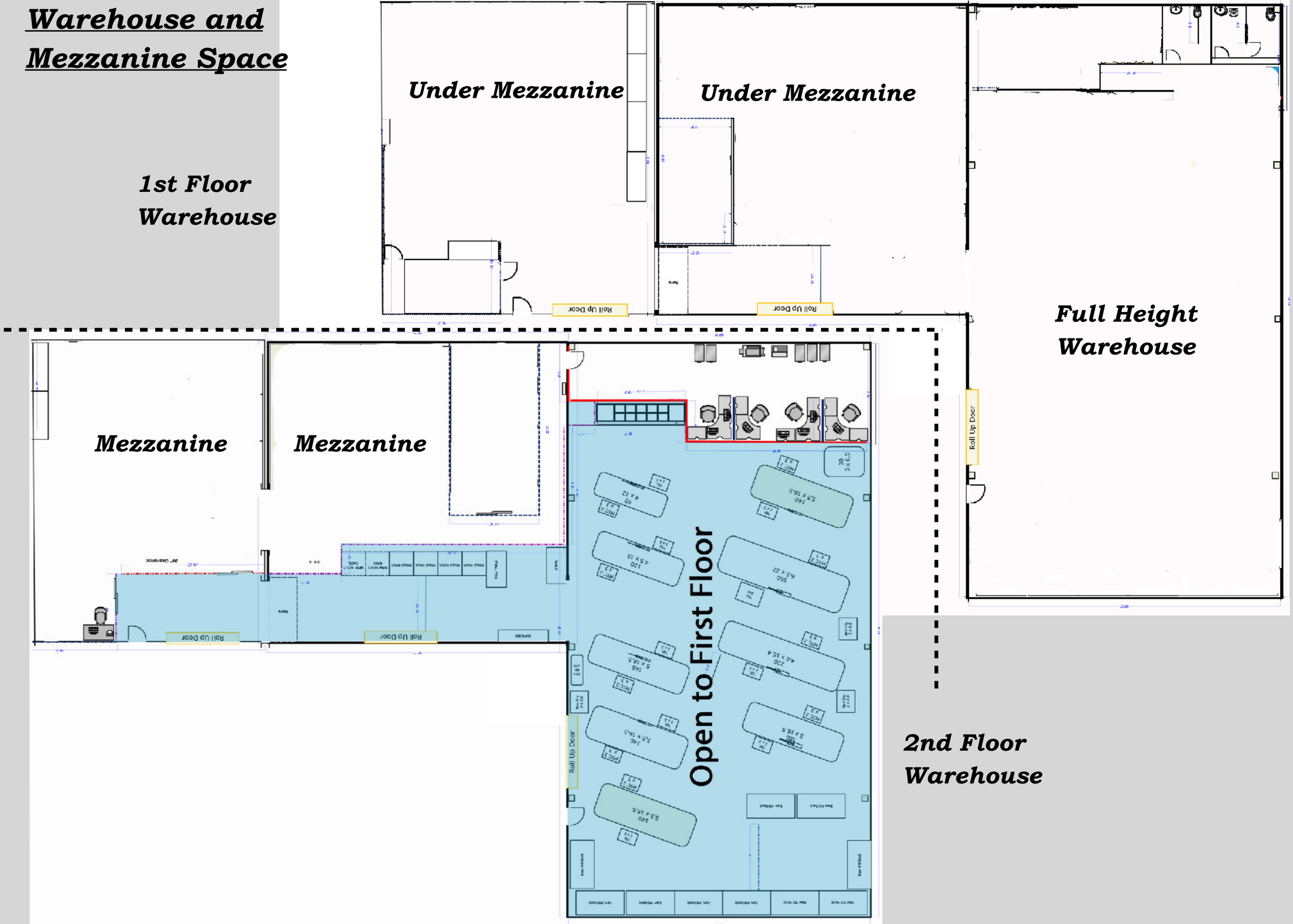
www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801

Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate

Warehouse and Mezzanine Space

1st Floor Warehouse



2nd Floor Warehouse

Contact:

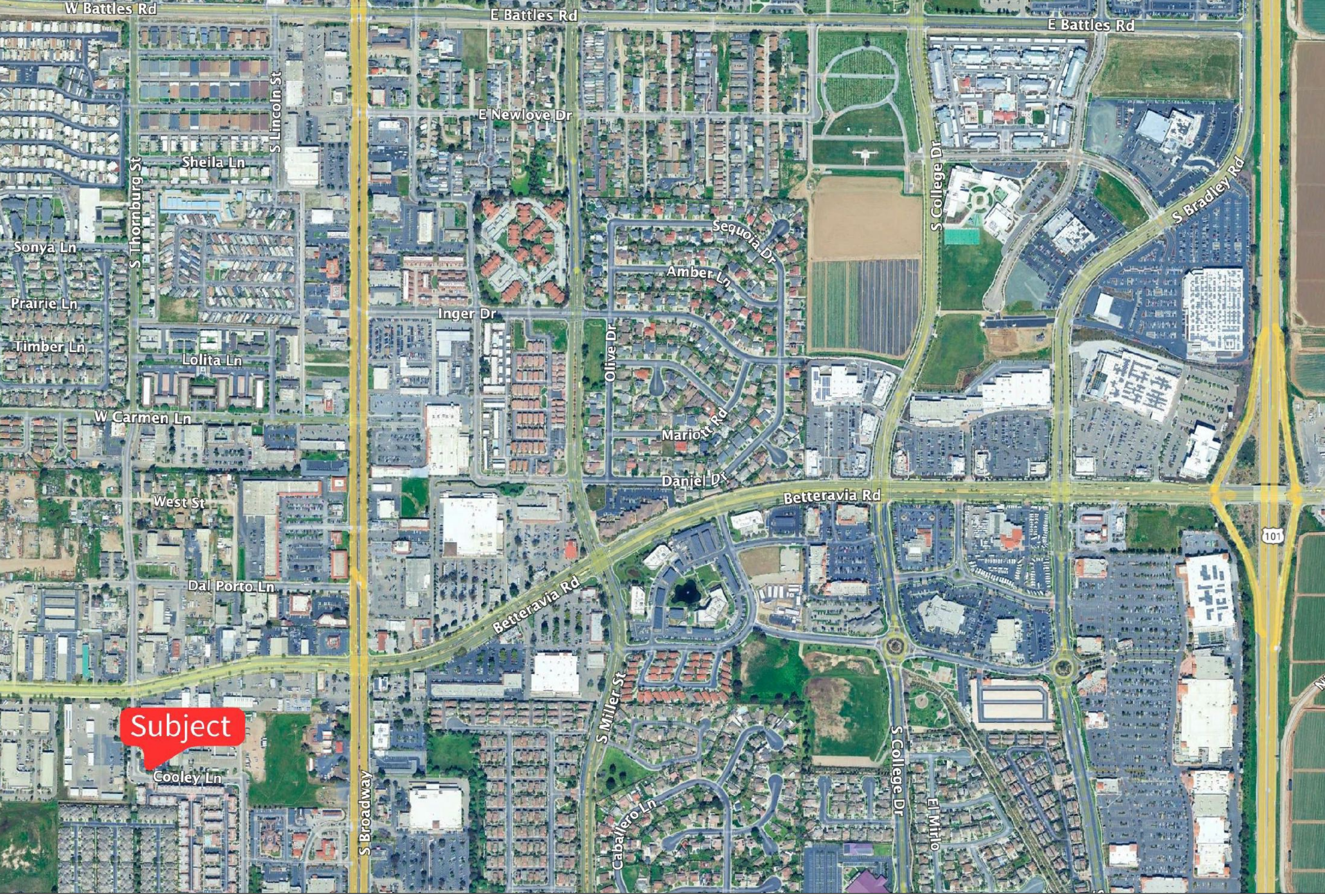
Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801

Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate



Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801

Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate

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.

Contact:

Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801

Updated: 10/06/26

McCarty ❖ Davis
Commercial Real Estate