

Industrial Space with Yard

1200 La Brea Ave., Santa Maria, CA

+/-20,021 up to 51,837 SF

Industrial Building w Yard

FOR LEASE

Owner will consider multiple Tenants

Contact:

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

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

Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

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

Updated:11/16/26

McCarty ❖ Davis
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the opportunity for 1200 La Brea for lease. 1200 La Brea is an approximately 51,800 square-foot industrial facility set on 7.13-acres with 4 acres of secured yard. Included in the total square footage is +/- 6,690 SF of office space. It's ideal for manufacturing, warehousing, or distribution needs, accommodating a range of industrial uses.

Property Facts

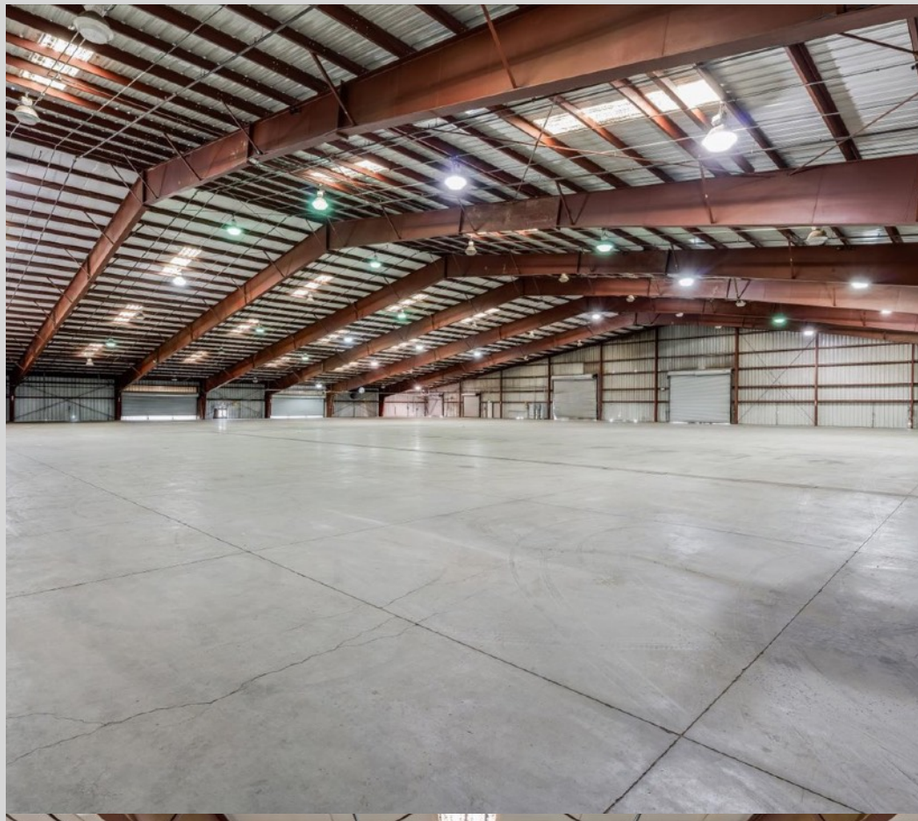
- +/- 45,147 SF Warehouse/Manufacturing (main warehouse and smaller outbuilding)
- +/- 6,690 SF Office Space (some office is upstairs on a second floor)
- 7.13 AC Total Site Including +/- 4 Acres of Secured Yard
- Owner is willing to consider demising the space to accommodate two tenants. Minimum SF of ±20,201 SF (±18,919 of 1st floor warehouse space, ±1,282 of 2nd floor office space)
- Zoning: M2-PD zoning
- Rail Served
- 9 Roll-up Doors
- Rare Free Span Warehouse/Manufacturing Area

Financials

Lease rate $1.00/SF NNN

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

Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

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

Updated:11/16/26

McCarty ❖ Davis
Commercial Real Estate

First Industrial Building to achieve LEED Gold certification in 2004-

***Highlights*:**

- Water Efficiency: Captures rain water in 60,000 gallon cisterns providing all the landscaping water on site.

- Energy Efficiency: Highly insulated construction and high efficiency HVAC to deliver healthy indoor air.

- Energy Use: 100 kWh solar array, skylights provided so much healthy sunlight warehouse team members preferred not to turn on lights during the day.

- Materials: 50% Fly Ash Mixture in concrete making it harder, FSC Certified Lumber, Pervious pavers in parking areas allow recharging of ground water.

- Location and Transportation- well located near a signalized intersection and alternate circulation routes, rail served.

LEED certification at the Gold levels have delivered lower operational costs, higher occupant satisfaction and sustainability leadership. LEED buildings carry premium values.





Contact:

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

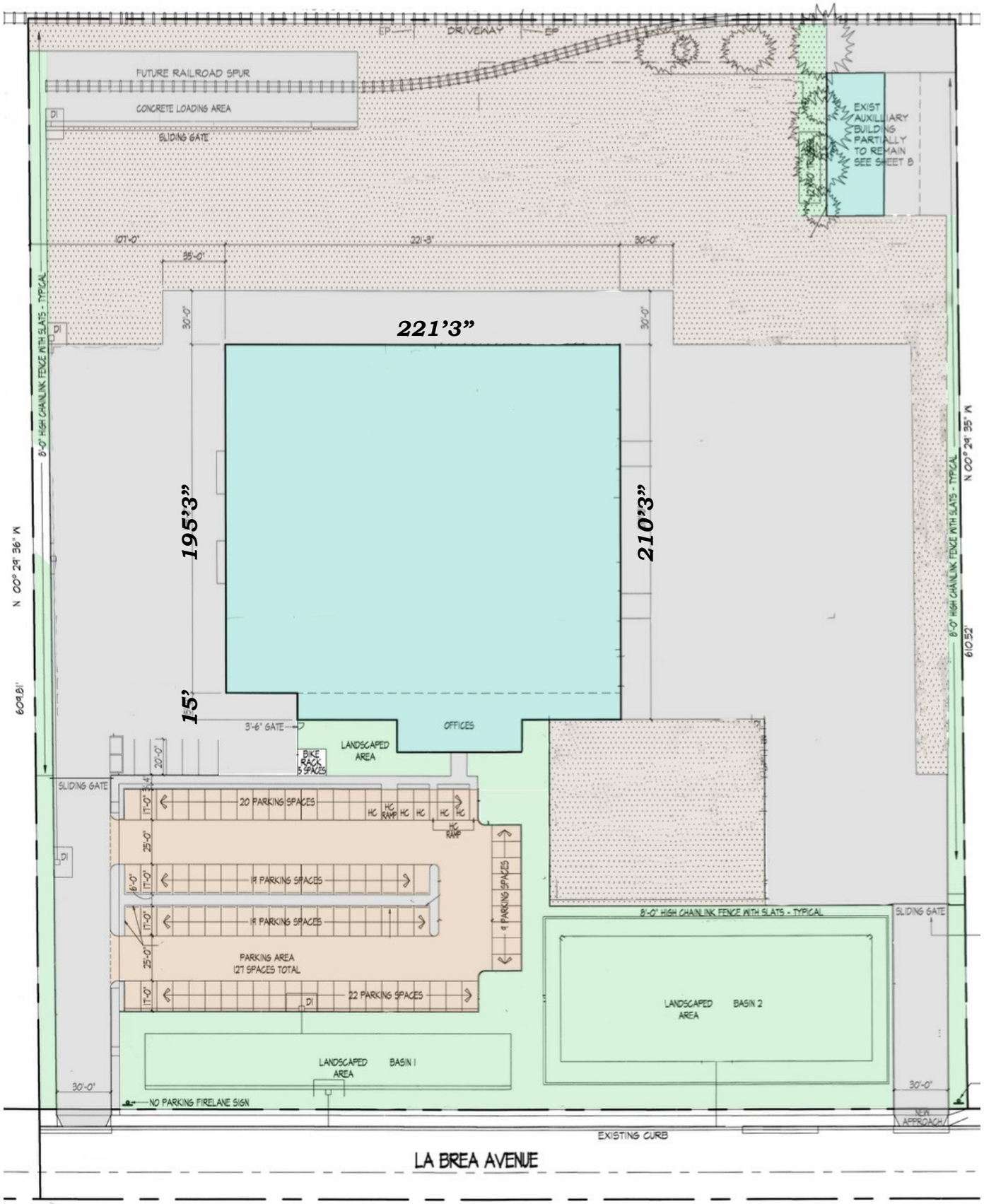
Steve Davis
davis@mccartydavis.com
805.704.5727
CalBRE#: 01843738

Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated:11/16/26

McCarty ❖ Davis
Commercial Real Estate

Site Plan



Single Tenant Layout

Contact:

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

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

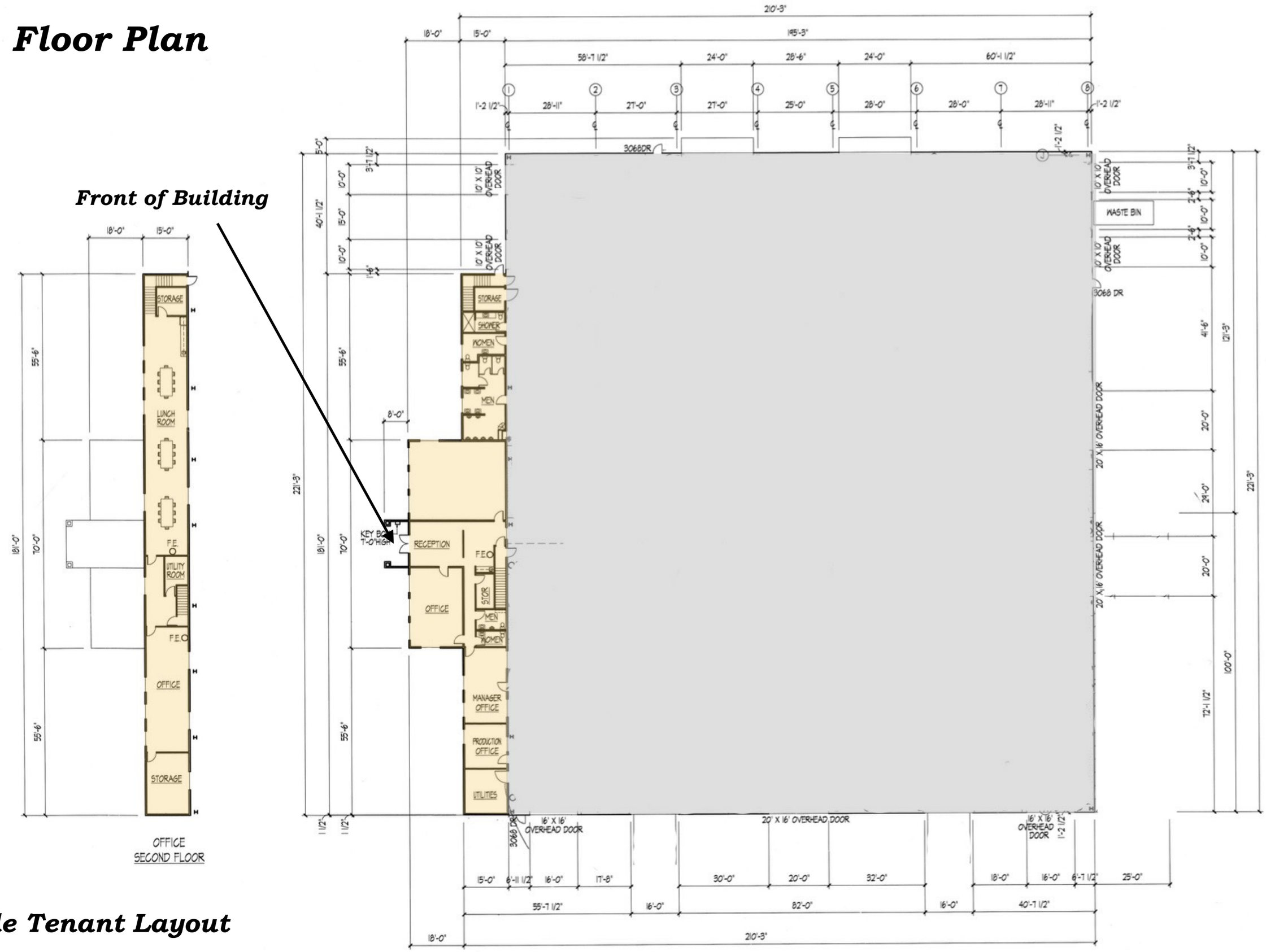
Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

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

Updated:11/16/26

McCarty ❖ Davis
Commercial Real Estate

Floor Plan



Single Tenant Layout

Contact:

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

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

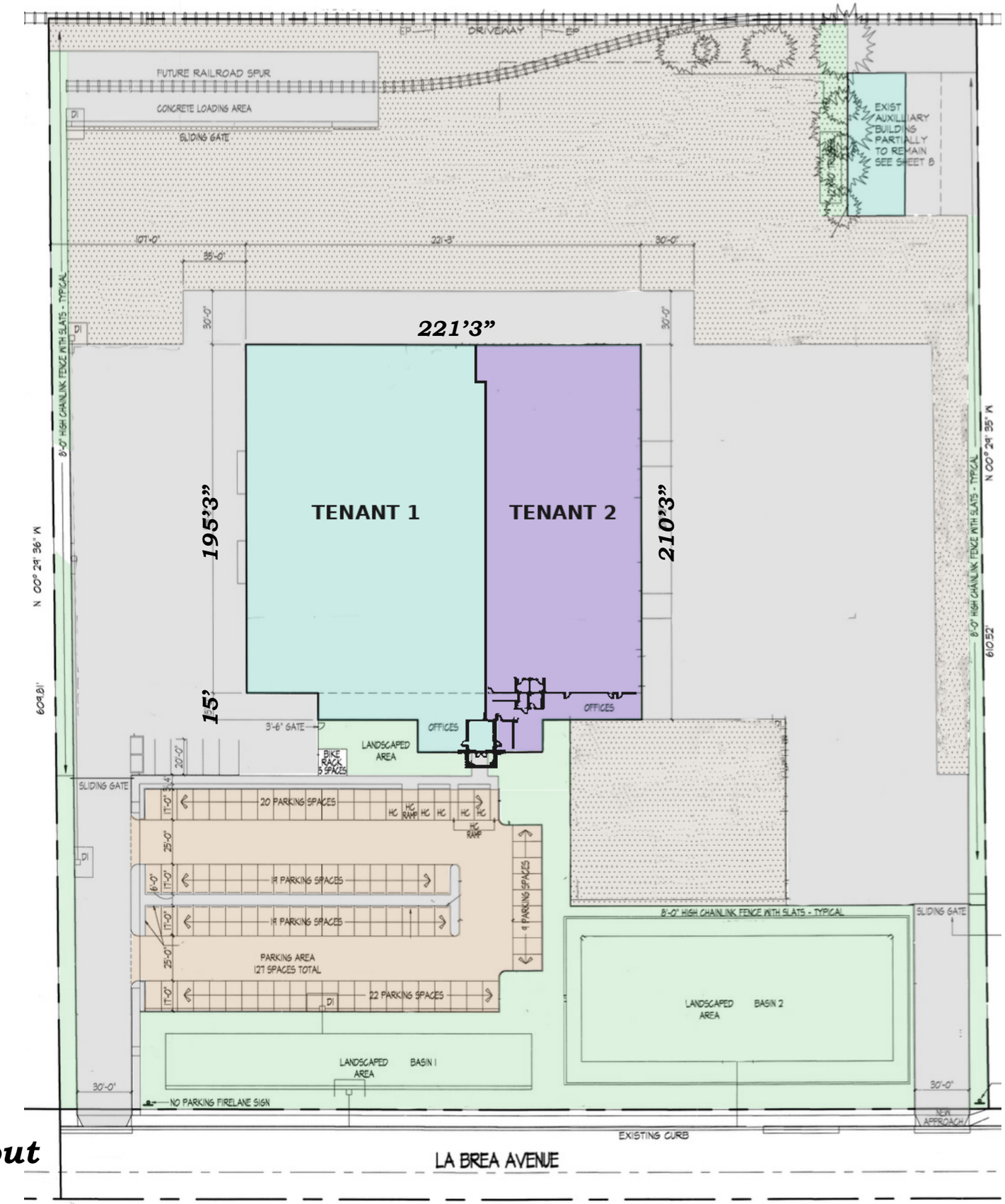
Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

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

Updated:11/16/26

McCarty ❖ Davis
Commercial Real Estate

Potential Configuration



Multiple Tenant Layout

Contact:

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

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

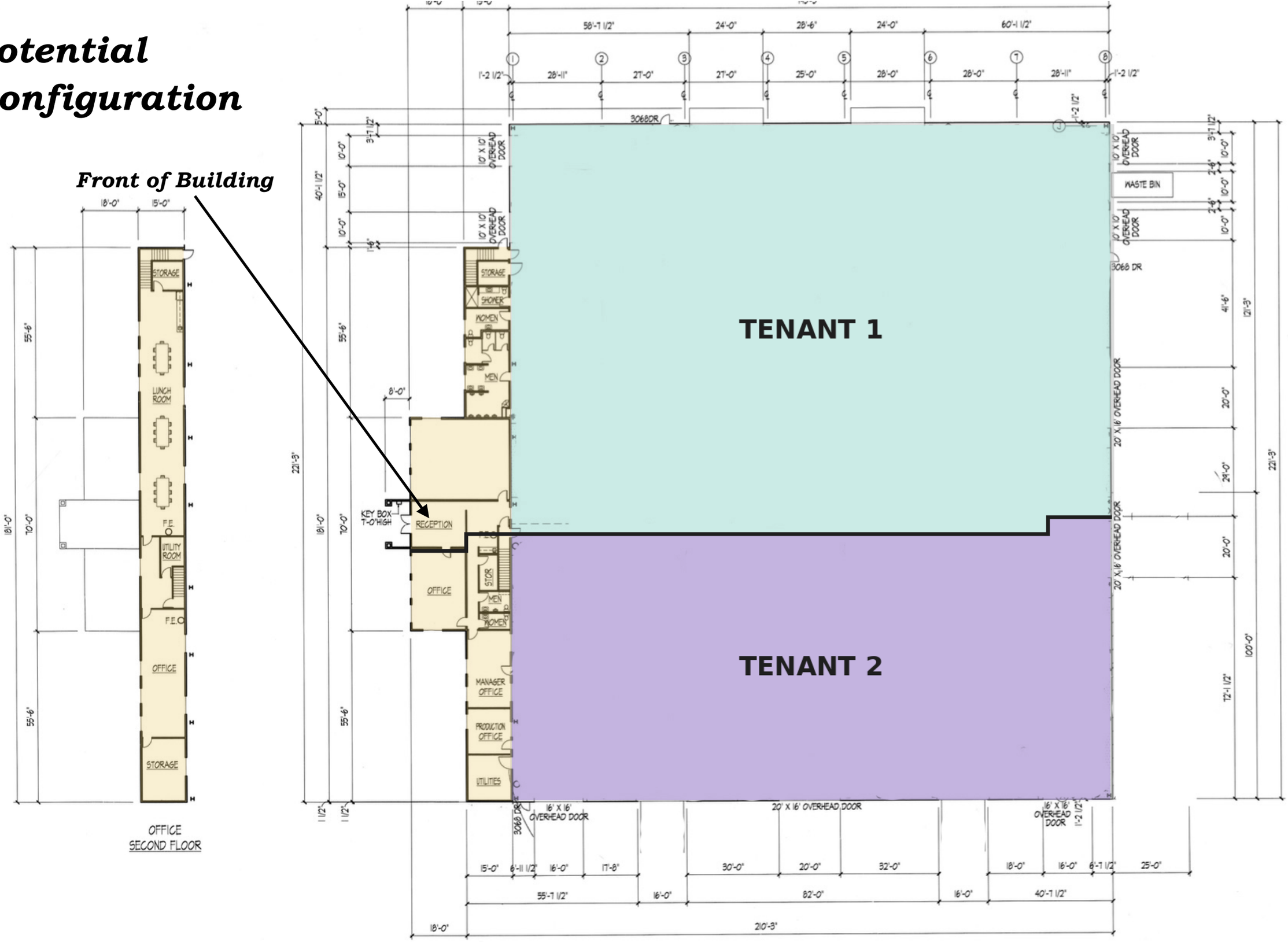
Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

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

Updated:11/16/26

McCarty ❖ Davis
Commercial Real Estate

Potential Configuration



Multiple Tenant Layout

Contact:

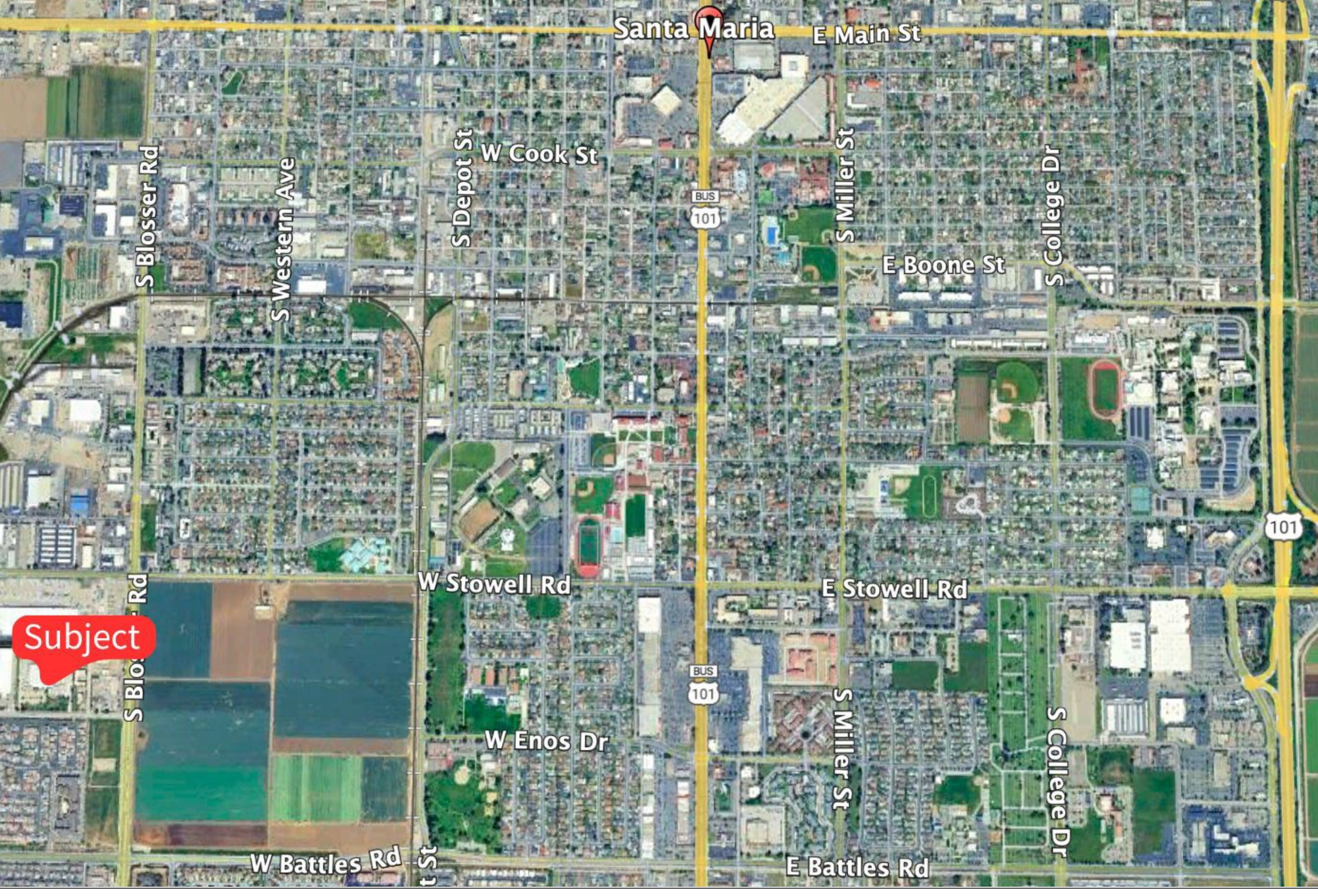
Steve McCarty
mccarty@mccartydavis.com
805.431.2671
CalBRE#: 00977930

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

Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated:11/16/26

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

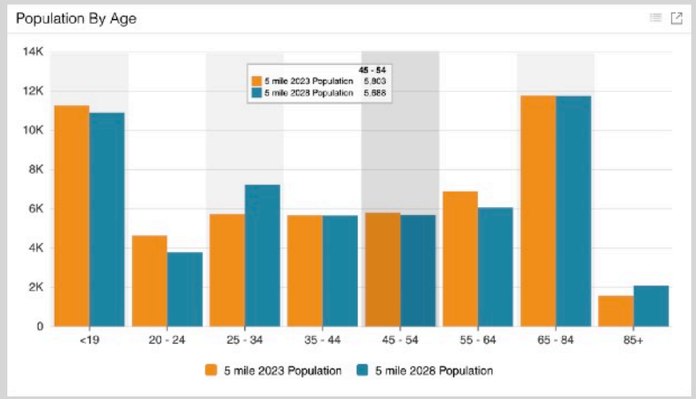
Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated:11/16/26

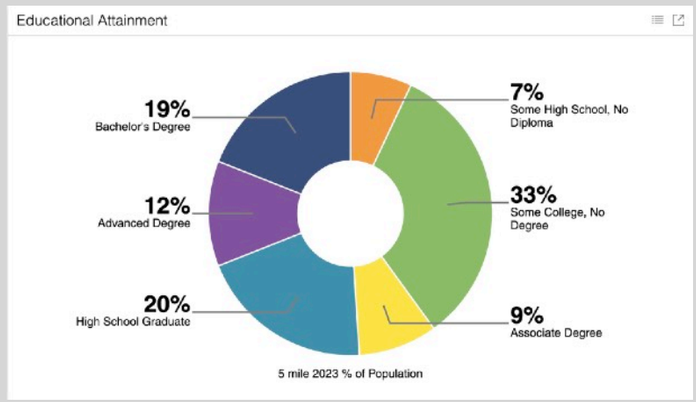
McCarty ❖ Davis
Commercial Real Estate

Demographics

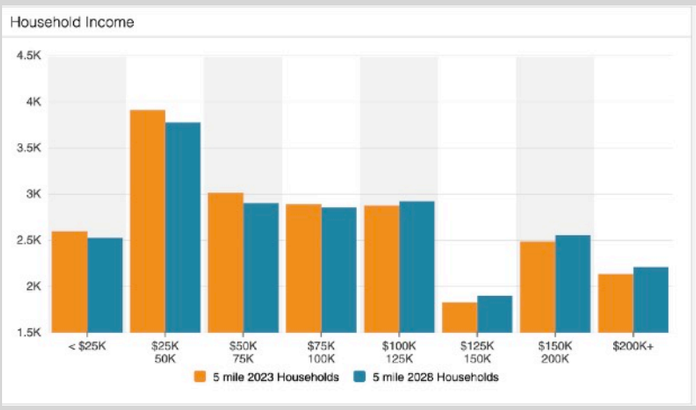
Population By Age



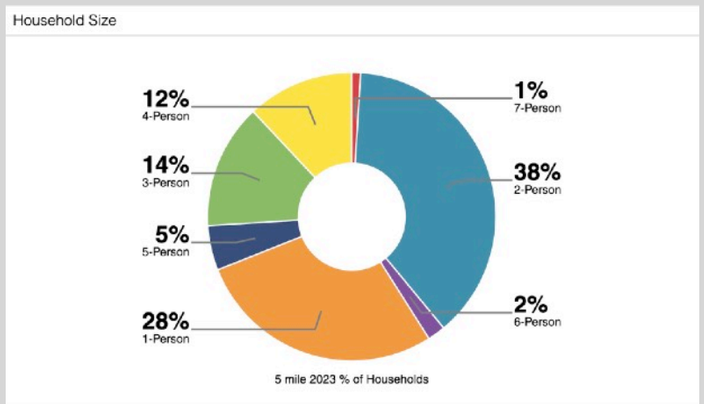
Educational Attainment



Household Income



Household Size





Contact:

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

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

Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

www.McCartyDavis.com
641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 11/16/26

McCarty ❖ Davis
Commercial Real Estate

For More Information

To schedule a showing 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

Alyx Lemos
alyx@mccartydavis.com
805.801.7769
CalBRE#: 02157395

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

Updated: 11/16/26

McCarty ❖ Davis
Commercial Real Estate