

## Property Overview

- Industrial/Commercial  
Land Sale
- 2 Parcels, +/- 4.3 acres total  
APN 117-191-021  
+/- 47,045 sq. ft. parcel  
Zoned PD-M2  
APN 117-191-0222  
+/- 140,236 sq. ft. parcel  
Zoned PD-CM
- SMVRR Rail Adjacent
- City of Santa Maria
- Remediation Underway
- Sale Price: \$1,873,080 (\$10 Sq. Ft.)

