



- 10,318 sq. ft. of office/warehouse for sale
 - 6,155 sq.ft. free span warehouse (Split 3,775 sq. ft./2,380 sq. ft.)
 - 4,163 sq.ft. showroom/offices (Lower 2,685 s.f. Upper 1,478 s.f.)
- Zoning: MCR Mixed Commercial/Residential
- 14 Parking Spaces
- High Quality Construction
- Asking Price: \$2,995,225

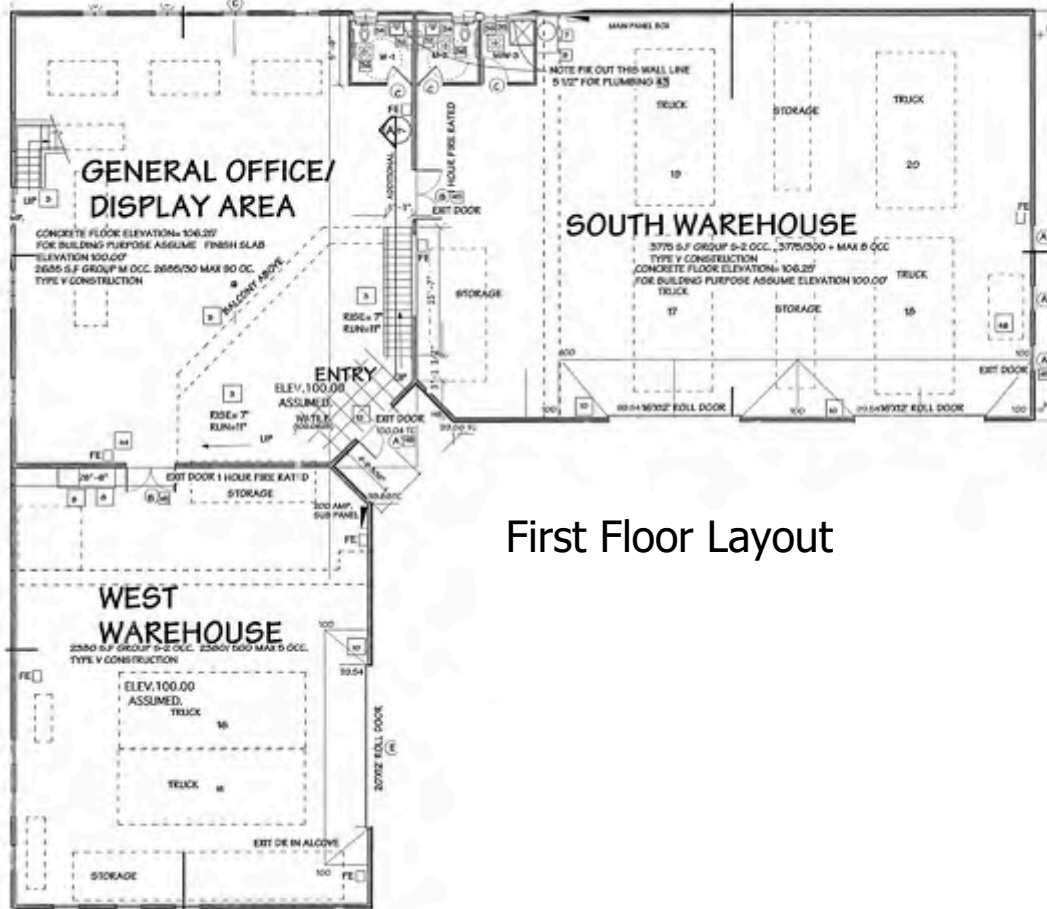
**FOR SALE: 10,318 sq. ft. of Office/Warehouse Space
Corner Location, 2030 Main Street, Morro Bay, CA 93442**



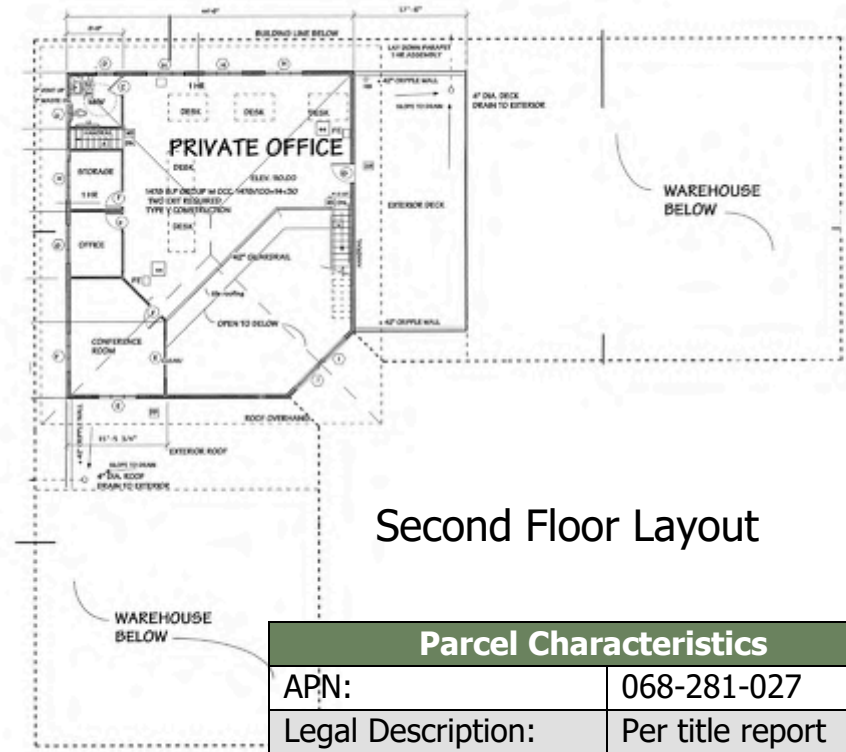
Excellent multi-functional property with a Main Street address and Highway 1 frontage. It is ocean facing and on the corner of Main and Hill Streets. Upper decks off the second story office

Workspace/warehouses have high ceilings and grade level roll-up doors. Configuration allows for multiple occupancies. Excellent signage.





First Floor Layout



Second Floor Layout

Parcel Characteristics	
APN:	068-281-027
Legal Description:	Per title report
Power:	200 amps
Gross Square Feet:	10,318 sq. ft.
Year Built	2007
Parking Spaces:	14