

- 27,228 sq. ft. of warehouse/office space for lease
  - 22,630 sq.ft. warehouse/distribution center
  - 4,598 sq.ft. office
- Zoning: Commercial Service
- 11 Private offices
- Two Loading Docks
- Conference room, kitchen, break room
- \$1.03/sq. ft., NNN
- Very low NNN costs



**FOR LEASE: 27,228 sq. ft. of Warehouse/Office Space  
254 Granada Drive San Luis Obispo, CA**



Large warehouse facility for lease with 2,000 amps of 277/480 service. Roughly half of the warehouse has partially finished walls & task lighting. The warehouse space includes two recessed loading docks and one ground level roll-up door. The main office space is split between two floors and includes 11 private offices, conference room, open work areas, full kitchen, break room and an outdoor dining area.

Parcel Characteristics	
APN:	053-252-082
Legal Description:	Per title report
Land Use Zone:	CS; Commercial Service
Gross Square Feet:	27,228 sq. ft.
Parking:	30 spaces
Power:	2000 amp; 277/480 400 amp; 120/208

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