

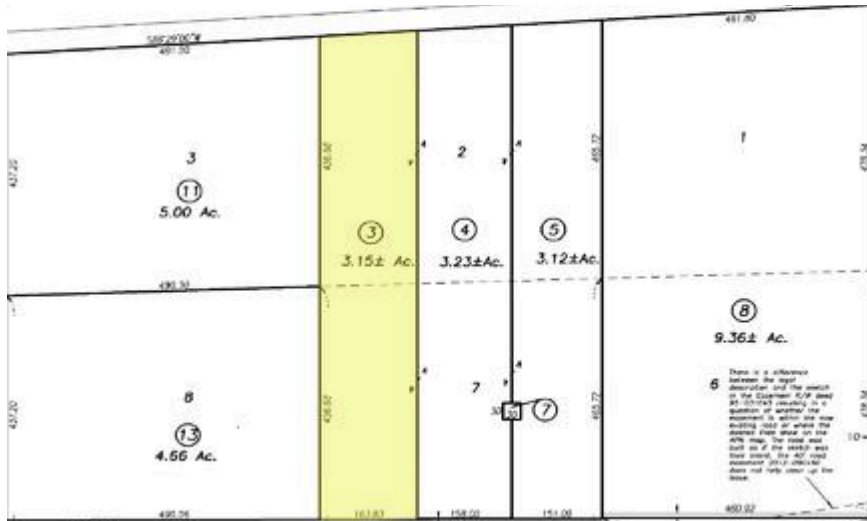
FOR SALE Income Property: Single Tenant NNN Lease on ± 3.15 acres of Industrial Land, ±5,000 sq. ft. of improved structures plus Shed and Covered Shop 1599 Betteravia Road, Santa Maria, CA 93455

- ± 3.15 acres of industrial land
- Zoned PD/CM; Commercial Manufacturing, allowing outside storage
- Located in the heart of Santa Maria's industrial district
- Purchase Price:
\$2,950,000



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Located in the heart of Santa Maria's manufacturing and industrial district, 1599 Betteravia Road is a single tenant leased investment in an excellent industry location. With approximately $\pm 5,000$ sq. ft. of office/improved structures and over 100,000 sq. ft. of paved surfaces, this property has ample space which would be advantageous for a multitude of users. The rectangular property is ± 163 feet wide, by ± 913 ft long allowing for truck loading/turnaround.



Property Characteristics	
APN:	117-320-003, County of Santa Barbara
Site acreage:	± 3.15 acres
Site dimensions:	$\pm 163.83'$ by $\pm 913.36'$
Total building sq. ft. (office, warehouse, covered shop, detached bathroom):	$\pm 5,170$ sq. ft. +/- 2,650 (covered shed and shop space)
Designated parking spaces (including ADA):	18+ spaces
Monthly NOI:	Call for lease details.