

McCarty ❖ Davis

- +/- 9,583 sq. ft. industrial building with warehouse in the Fairsky Industrial Park.
- +/- 900 sq. ft. of improved office space with two restrooms.
- Great opportunity for an owner/user or investment property.
- Existing tenant willing to extend their lease.
- 18' ceiling height.
- Zoning: M1, light manufacturing PD overlay.
- Ample off-street parking, 71 shared spaces.
- Purchase price: \$1,390,000.

**+/- 9,583 sq. ft. INDUSTRIAL BUILDING for SALE,
2617 Skyway Drive, Santa Maria, CA 93454**



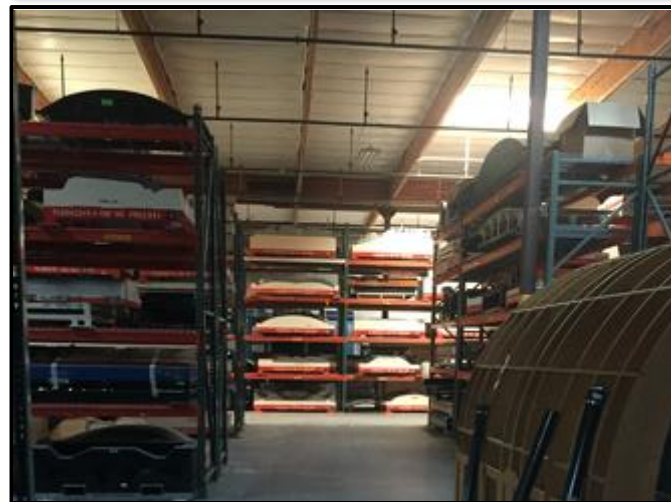
McCarty ❖ Davis
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**+/- 9,583 sq. ft. INDUSTRIAL BUILDING for SALE,
2617 Skyway Drive, Santa Maria, CA 93454**



M1-zoned industrial condo with warehouse space located near Santa Maria airport. Insulated warehouse with 18' ceiling. Concrete tilt-up construction. 71 parking spaces in common. Established tenant willing to extend their lease. Call for a rent roll and more information.

| Parcel Characteristics | |
|------------------------|------------------------------------|
| APN: | 111-720-001 |
| Legal Description: | Per title report |
| Land Use Zone: | M1, light manufacturing PD overlay |
| Gross Square Feet: | +/- 9,583 sq. ft. |
| Parking: | 71 parking spaces in common |
| Access: | One 12' grade level roll-up door |
| Ceiling Height: | 18' (Peak?) |
| Power: (Verify) | 200 Amps, 220 Volts, 3 Phase |

