

FOR SALE: Warehouse, Office and Yard Space ± 2.48 acres with ± 18,116 sq. ft. improved buildings; 2126 Hutton Road Nipomo, CA 93444

- 8,888 sf of warehouse; 9,228 sf of office and .8 acres of yard space.
- Investor or Owner-User (Some vacant space and some tenants in place - call for rent roll)
- Quick access to US 101 and close to Santa Maria.
- Zoning: CS; Commercial Service
- Approximate annualized NOI: \$135,000
- Purchase price: \$3,250,000
Priced below reproduction costs



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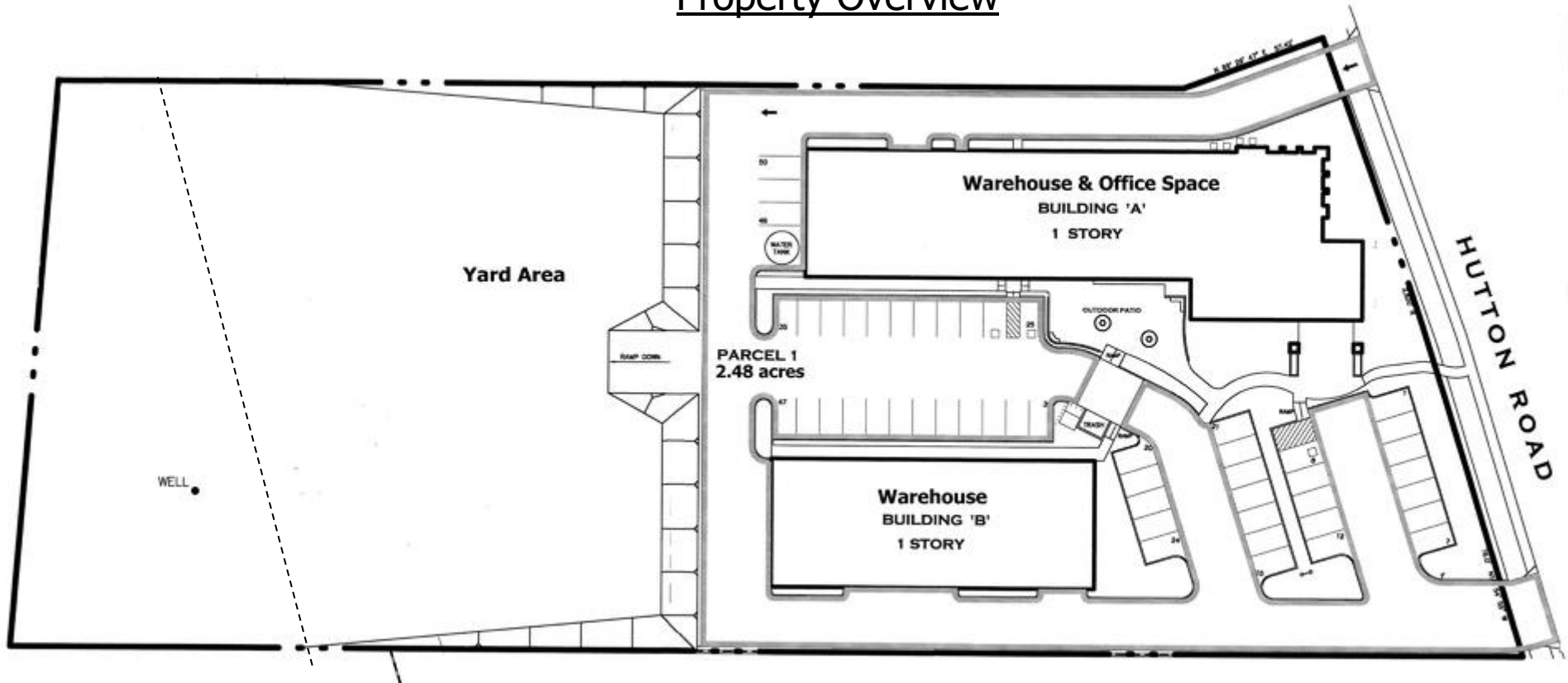
This property, positioned for either an owner-user or as a leased investment, is an ideally located asset. Close to the agricultural and industrial hub of Santa Maria, and at the crossroads of Highway 166 East and US 101, this property is situated to service a multitude of tenants. Key location with immediate US 101 access to both San Luis Obispo/Santa Barbara County.



Property Characteristics	
APN:	090-301-064
Land use zone:	CS; Commercial Service, County of San Luis Obispo
Total building sq. ft.:	± 18,116 sq. ft.
Office:	± 9,542 sq. ft.
Warehouse:	± 8,574 sq. ft.
Yard Space:	± 35,000 sq. ft.
Site area:	± 2.48 acres
Parking:	39 spaces
Approximate annualized NOI:	\$135,000

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Property Overview

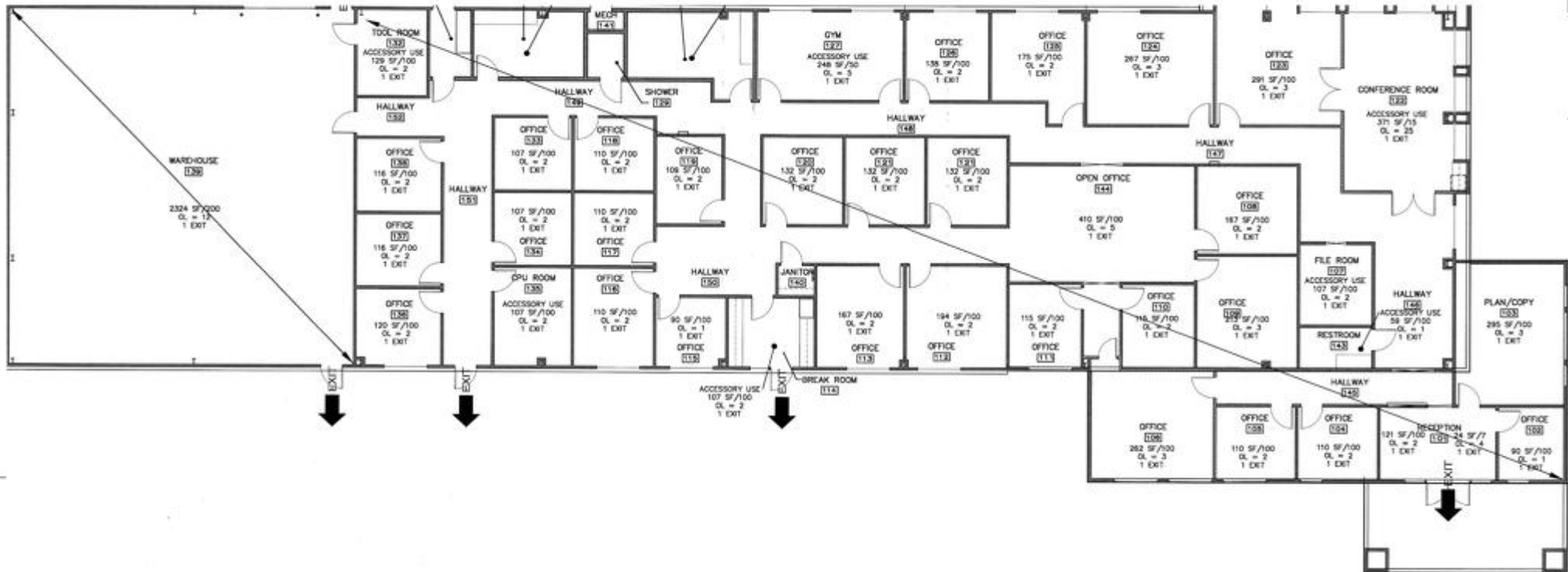


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Office and Warehouse Building



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Warehouse Building

