

- Excellent Santa Maria location in the heart of the Agricultural Industrial Community
- Rare +/- 6.14 acre site
- Subject to / Pending lot split
- Rail Availability
- Zoned CM (AG Overlay; West Stowell Specific Plan)
- Sale Price \$9.00 per sq. ft.
- Price subject to change



Parcel Characteristics	
APN:	To be created from Parcel Split
Legal Description:	Per New Title Report
Land Use Zone:	PD/CM AG: West Stowell Specific Plan
Gross Square Feet:	+/- 267,458
Retardation Basin:	Shared, per rata ownership

**FOR SALE: +/- 6.14 Acre Industrial lot zoned CM (subject to parcel split)
1550 Stowell Road, Santa Maria, CA 93455**

