

## Property Overview

- Warehouse: +/- 4,600 sq. ft., plus 900 sq. ft. of mezzanine storage
- Office space: +/- 4,000 sq. ft.
- Showroom space: +/- 800 sq. ft.
- Owner will paint and install new flooring in offices and showroom
- Excellent Broad Street Frontage close to the SLO Airport
- 9 parking spaces
- \$11,750/mo., Gross
- Available: Now



Parcel Characteristics	
APN:	076-412-001
Legal Description:	Per title report
Land Use Zone:	Industrial
Building Gross Square Feet:	+/- 9,400
Land Area Gross Square Feet:	+/- 21,932



### Warehouse Space:

18' ceiling height  
92' long x 50' wide  
One grade level 12'  
x 12' roll up door





**Office & Showroom Space:**  
4 Exterior Offices  
Break room  
Large work room and storeroom

