

LEASED INVESTMENT FOR SALE - FULLY LEASED
± 34,360 sq. ft. of Industrial / Office
402 Farnel Road Santa Maria, CA 93454

Property Overview

- ◆ ± 34,360 Sq. Ft. of Industrial with a high percentage of office buildout
- ◆ Central location in Santa Maria
- ◆ Ample on-site parking
- ◆ Purchase price: \$5,750,000 (\$167 per sq. ft)
- ◆ FULLY leased for over the last 5 years (85% for the past 25 years)
- ◆ Santa Barbara County Superintendent of Schools is the primary occupant with a long tenancy
- ◆ Projected Cap Rate 5.5%



Property Characteristics

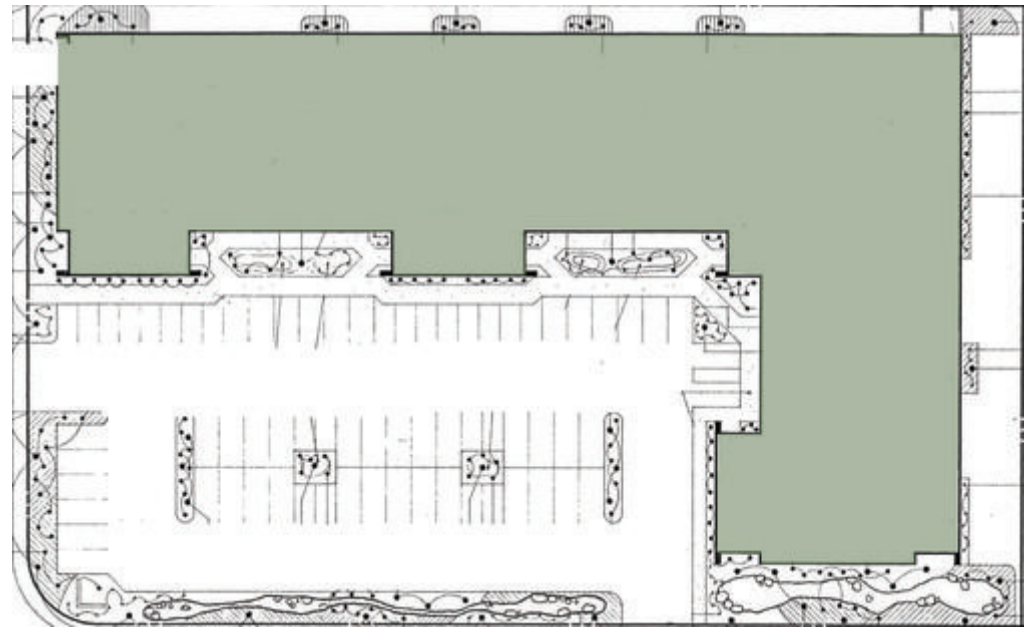
APN: 117-060-018

Income Performance: Rent Roll per Request

Land Use Zone: PD/m1

Gross Square Feet: 34,360 sq. ft.

Parking: 81 parking spaces



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The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.