

## Property Overview

- Industrial / Commercial Land Sale
- 2 Parcels, +/- 4.3 acres total  
+/- 47,045 sq. ft. parcel  
+/- 140,236 sq. ft. parcel
- APNs: 117-191-021 & APN 117-191-022
- SMVRR Rail Adjacent
- PD-CM Zoned Land
- City of Santa Maria
- Remediation Underway
- Sale Price: \$1,873,080 (\$10 Sq. Ft.)

