

FOR LEASE

RSP RSPaul
Company, Inc.

695 Clarion Court, Suite B

San Luis Obispo, CA

3,407 Sq.Ft. – Warehouse with Small Office and Fenced Yard

Previous Use: Wine Making/Storage



Key Property Features

- High volume warehouse with secure yard space included!
- Size: 3,407 Sq.Ft.; with one (1) office & one (1) restroom
- Rent: \$1.55/Sq.Ft. – NNN (\$0.50/SF)
- Zoning: CS – Commercial Service
- 2- 12x14 ft high roll up doors
- Open warehouse layout – flexible for many types of industrial & mixed uses
- Glycol, wash down/trench drains, waste management system, fully air-conditioned, power receptacles for wine production/storage remain in place
- Easy Access to/from the 101 Freeway
- Located 1 mile away from SLO County Airport
- Power- 1,000 amp/208v/3ph; with 480v sub-panel

RSPaul Company, Inc. Lic. #01979685
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High Volume Open Warehouse Space (22+ ft)



View from Backside of Warehouse – Facing the Fenced Yard Area

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Secured Yard Area – Keypad Access



Office/Reception Area

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Infrastructure: Glycol Cooling System, Floor Drains, Waste Management System

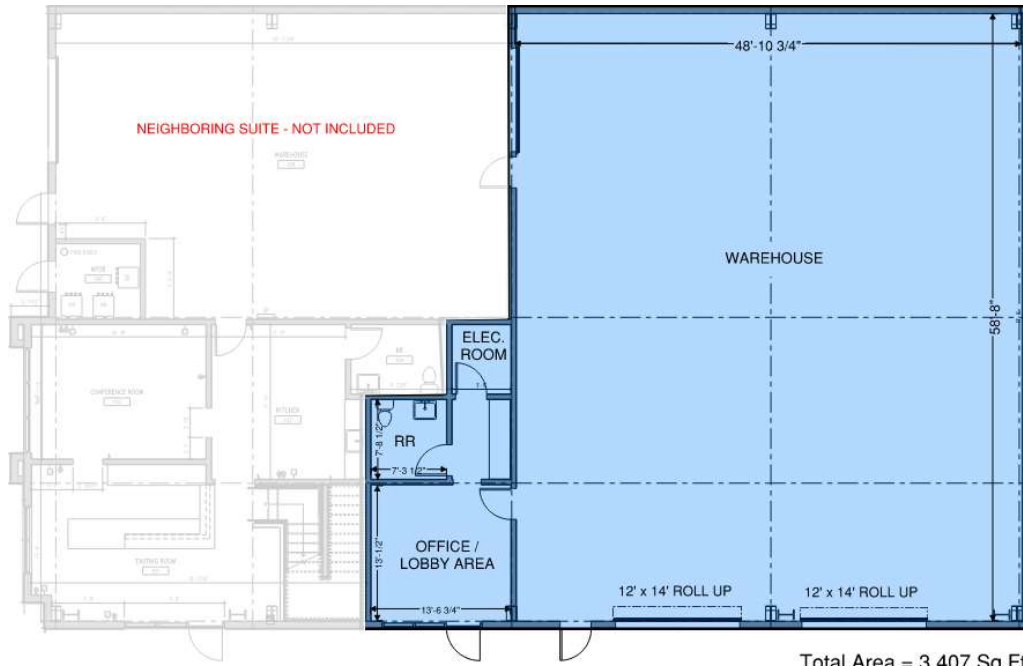


Entrance into Warehouse



Main Entrance into Office/Reception Area

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Floor Plan



Context Map