

# INDUSTRIAL BUILDING FOR LEASE

1267 Furukawa Way  
Santa Maria, CA 93458



COMMERCIAL REAL ESTATE



**Al Segal**  
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25,562 SF available 4th Quarter 2018: State of the art, new construction, industrial building with excellent loading and 30' clearance height. Potential for a variety of uses.

GPS Commercial Real Estate Services Inc.  
805.478.7378 | 1129 State Street, Ste 3 - Santa Barbara, CA 93101

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## OFFERING SUMMARY

Rental Rate: \$0.65/sf Net=+/-\$.10/sf  
Year Built: Construction in Sept, 2017  
Occupancy: Approx. 4<sup>th</sup> qtr. 2018  
Building Size: 25,562 sq. ft.  
Lot Size (Acres): 4.86  
Clearance Height: 30 feet  
Power: 800 Amps of 480 Volts  
Zoning: PD M-2  
Features: 5 dock high doors  
1 ground level fork lift ramp



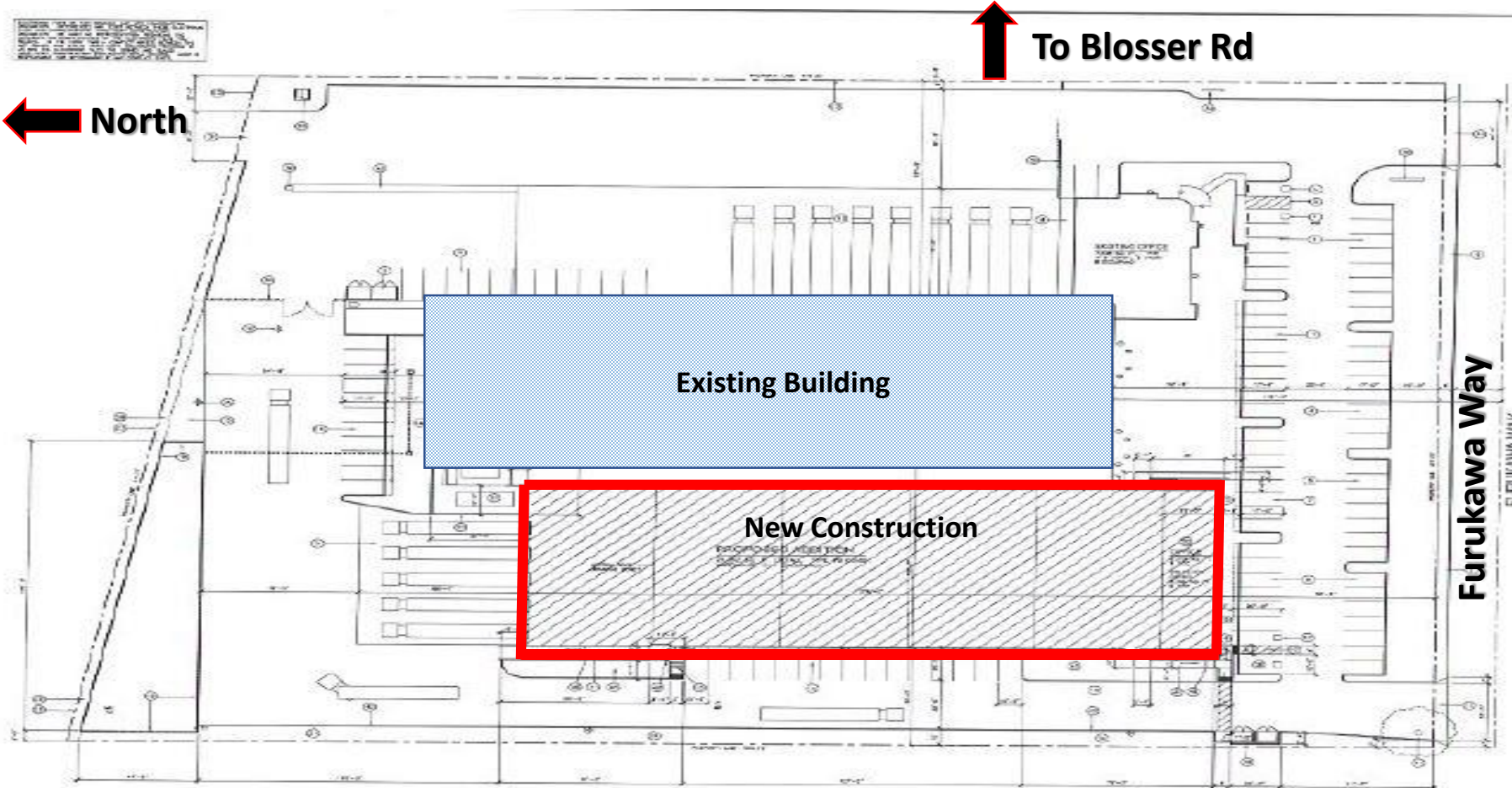
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## Preliminary Site Plan



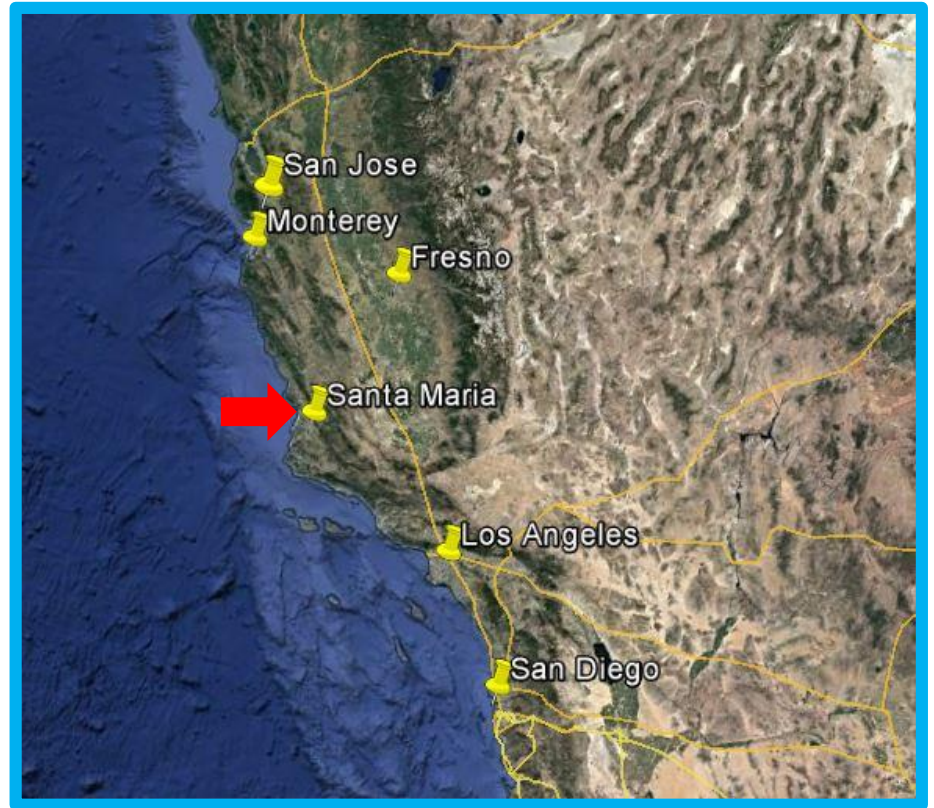
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## Potential Uses for M-2 Zoning Sites

### Boat Manufacturing



### Heavy Equipment Assembly



### Sheet Metal Fabrication



### Welding



### Storage of Flammable Liquid



### Warehouse Distribution



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