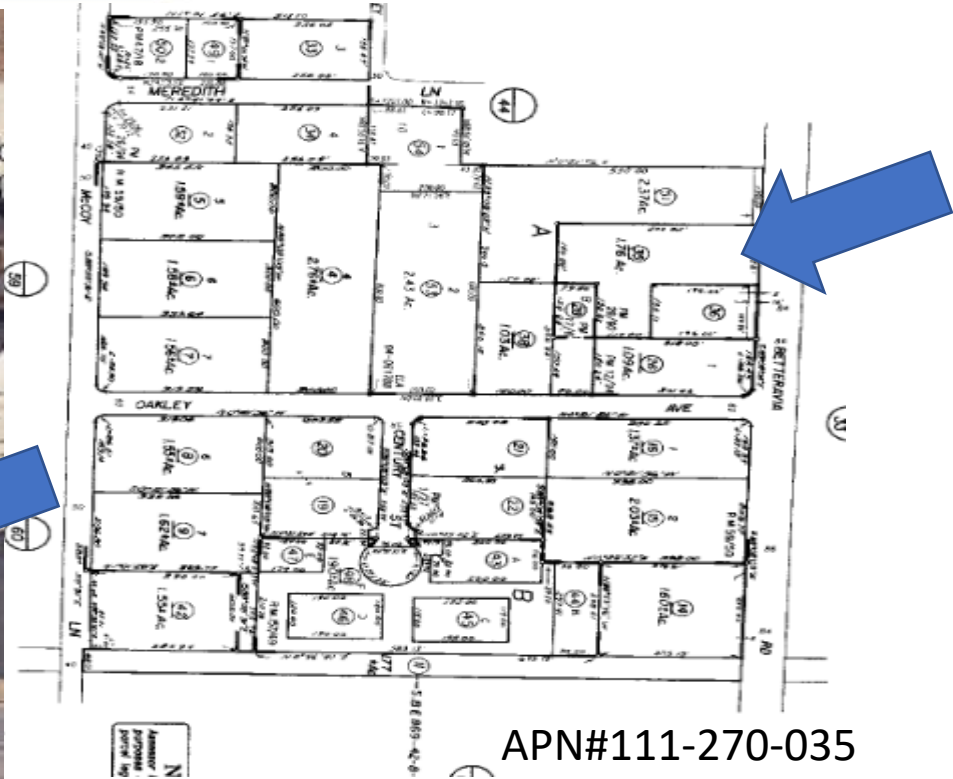


# INDUSTRIAL FOR SALE OR LEASE

914 W. Betteravia Rd.  
Santa Maria, CA 93455



COMMERCIAL REAL ESTATE



**Al Segal**  
Senior Vice President  
Lic. #577530  
805.478.7378  
asegal@gpscre.com

Available for sale or lease: 24,086 SF Total Warehouse space in Three Buildings. Functional space with excess land and ground level loading. Primary building has approximately 17 ft. clearance height.

GPS Commercial Real Estate Services Inc.  
805.478.7378 | 132 Garden Street Box 10 Ste. 5F Santa Barbara, CA 93101

Mailing Address:  
PO Box 4412, Santa Barbara CA 93140

# INDUSTRIAL FOR SALE OR LEASE

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Santa Maria, CA 93455



## OFFERING SUMMARY

**Sale Price:** \$2,410,000  
**Lease Price:** \$0.60/ sq. ft. gross.  
**Total Building Size:** 24,086 sq. ft.  
**Lot Size:** 1.76 Acres or 76,665 sq. ft.  
**Clearance Height:** 17 ft.  
**Power:** 800 Amps, 120/240 Volts 3 phase  
**Zoning:** Commercial Manufacturing  
**Notes:** Three Warehouse buildings on the property, totaling 24,086 sq. ft.. The primary building is approximately 16,000+- sq. ft. (80 by 200) This building has approximately 17 ft. clear height including approximately 800 +- sq. ft. of office area and a large customer showroom and sales counter. The primary building has three large over sized Ground Level doors. The additional two buildings total approximately +/- 8,000 sq. ft. with ground level doors.



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. GPS Commercial Real Estate Services Inc.

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## FEATURES

- Primary building:
  - 16,000+ sq. ft.
  - Small office area
  - Large customer showroom
  - Sales counter
  - Three large oversized Ground Level doors
- Additional two buildings:
  - 8,000+ sq. ft.
  - Ground level doors

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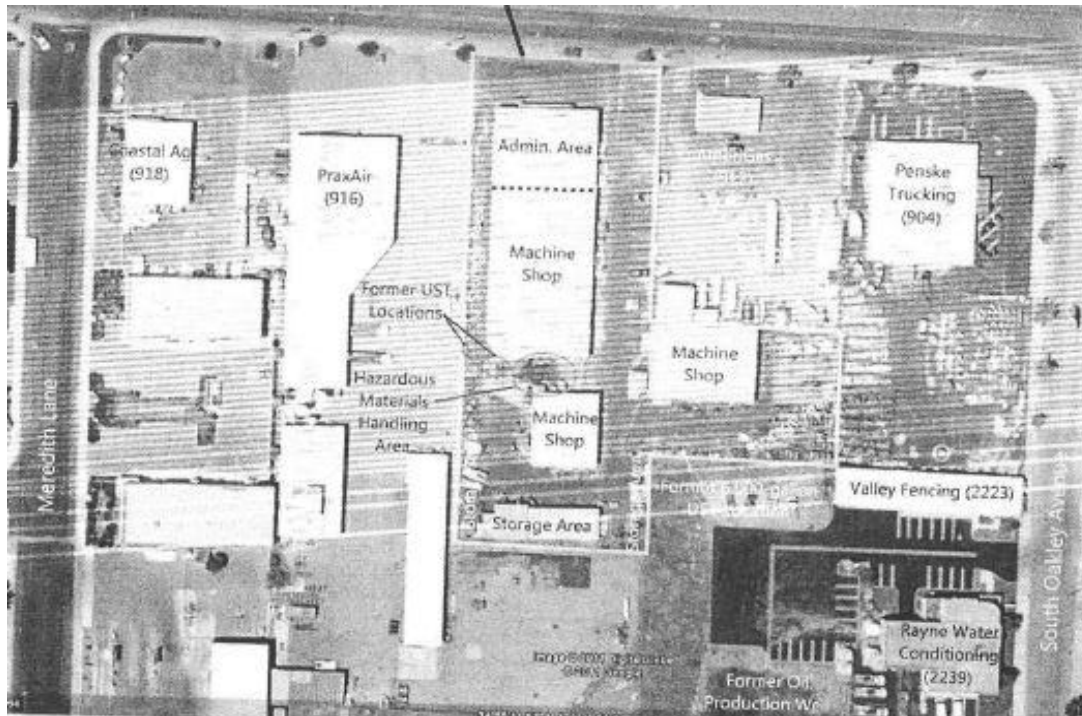
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## Site Plan



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## Aerial Map



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