

# FOR LEASE OR SALE

## PASO COMMONS PASO ROBLES, CA

Available Space From 12,000 to 421,130 SF

*Build-To-Suit Opportunities: C3/PM Zoning allows for wide array of uses.*

*Perfect for all warehousing and distribution uses as well as light manufacturing*

*The Hub for The Wine Industry, Leading Industrial Companies & More*

*Immediate Access to Highways*



## FULLY ENTITLED



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# PASO COMMONS

## EXCLUSIVELY LISTED BY

No warranty or representation as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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# PASO COMMONS

*The Hub for the Wine Industry, Leading Industrial Companies & More*

State-of-the-art industrial buildings  
with available space from 12,000 to 421,130 SF



This masterplanned industrial campus is stretched across 21.54 acres within

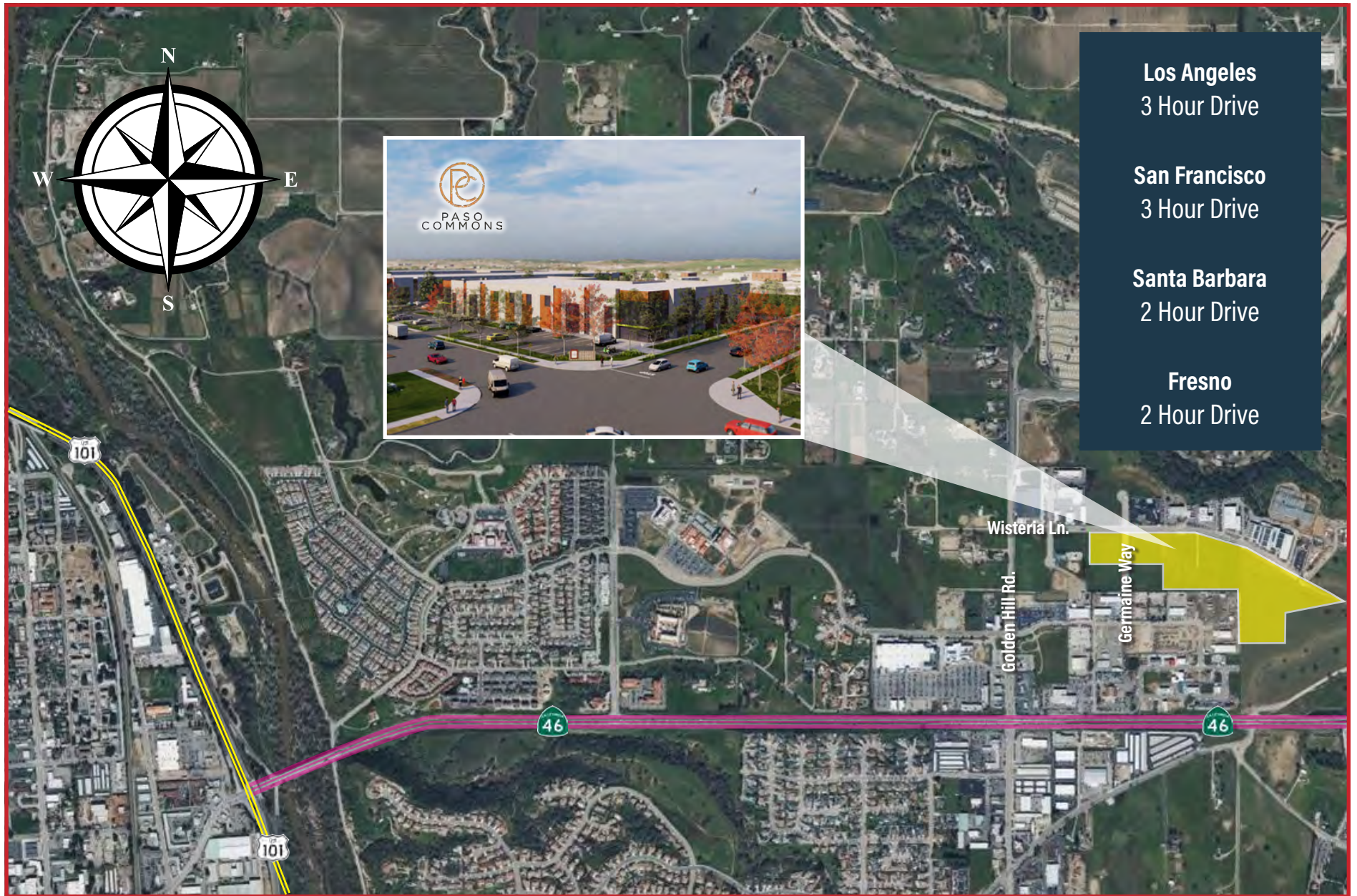
San Luis Obispo County's most desirable

business park. Flanked by corporate neighbors, Justin Winery (production/distribution campus), software manufacturing company IQMS/Dassault Systems (North American headquarters), MGE Underground, Beta USA and other leading industrial services companies, Paso Commons' prestigious address places you in the center of an influential corporate community and sets the stage for innovation.

Paso Commons has everything you need for the following uses:

- Wine industry related (case good storage, wine production)
- Headquarters for industrial companies
- High-Tech Manufacturing/R&D
- Creative Office/Flex
- E-Commerce

# LOCATION CITY OF PASO ROBLES



# BUILDING FEATURES

## State-of-the-Art Building Features

Paso Commons features best-in-class industrial architectural design, soaring ceilings, expansive warehouses, customizable creative offices, and large truck courts featuring dock high and ground level loading.

Building Features include the following:

- Best-in-class industrial building design
- 32' warehouse clearance
- Dock high and grade level loading
- Extensive glass line and prominent signage
- Generous parking availability
- LED warehouse lighting
- Power 2,000 amps (expandable)  
of 277/480 3-phase
- State of the art energy-efficient buildings

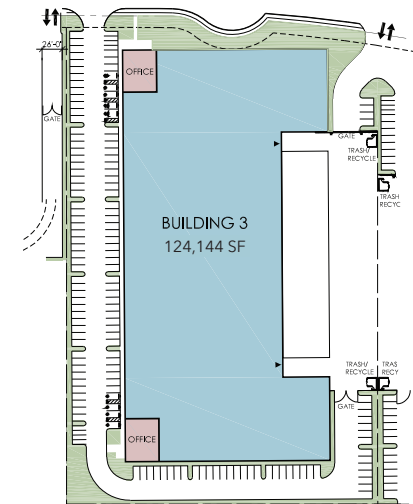
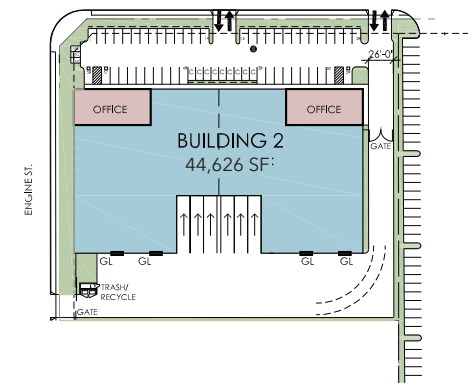
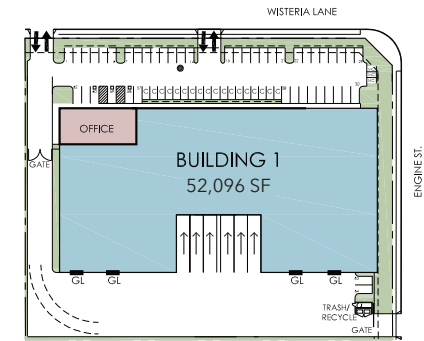


# ■ AVAILABILITY SUMMARY

|  | BUILDING 1                  | BUILDING 2                  | BUILDING 3                  | BUILDING 4                  | BUILDING 5                  | BUILDING 6                  | BUILDING 7                  |
|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| <b>TOTAL BUILDING AREA:</b>              | 52,096                      | 44,626                      | 124,144                     | 119,664                     | 30,400                      | 28,900                      | 21,300                      |
| <b>BUILD TO SUIT LEASE PRICE PER SF:</b> | Negotiable                  | Negotiable                  | Negotiable                  | Negotiable                  | Negotiable                  | Negotiable                  | Negotiable                  |
| <b>BUILD TO SUIT OR LAND SALE PRICE:</b> | Contact Listing Agent       | n/a                         | Contact Listing Agent       | n/a                         | n/a                         | n/a                         | Contact Listing Agent       |
| <b>MINIMUM DIVISIBLE SQ. FT.:</b>        | 26,048                      | 22,313                      | 62,072                      | 59,832                      | 30,400                      | 28,900                      | 10,650                      |
| <b>PAD ACRES:</b>                        | 2.75                        | 2.54                        | 5.85                        | 5.5                         | 1.93                        | 2.03                        | 1.57                        |
| <b>OFFICE SPACE:</b>                     | Build to Suit               | Build to Suit               | Build to Suit               | Build to Suit               | Build to Suit               | Build to Suit               | Build to Suit               |
| <b>CLEAR HEIGHT:</b>                     | 28'                         | 32'                         | 32'                         | 32'                         | 32'                         | 32'                         | 32'                         |
| <b>SPRINKLERS:</b>                       | ESFR                        | ESFR                        | ESFR                        | ESFR                        | ESFR                        | ESFR                        | ESFR                        |
| <b>PARKING SPACES:</b>                   | 64                          | 51                          | 144                         | 132                         | 43                          | 41                          | 40                          |
| <b>DOCK HIGH DOORS:</b>                  | 6                           | 6                           | 18                          | 14                          | 1                           | 1                           | 1                           |
| <b>GROUND LEVEL DOORS:</b>               | 4                           | 2                           | 2                           | 2                           | 2                           | 2                           | 2                           |
| <b>POWER:</b>                            | 2000 Amps,<br>277/480 Volts | 2000 Amps,<br>277/480 Volts | 2000 Amps,<br>277/480 Volts | 2000 Amps,<br>277/480 Volts | 2000 Amps,<br>277/480 Volts | 2000 Amps,<br>277/480 Volts | 2000 Amps,<br>277/480 Volts |

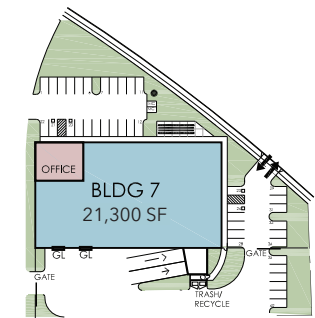
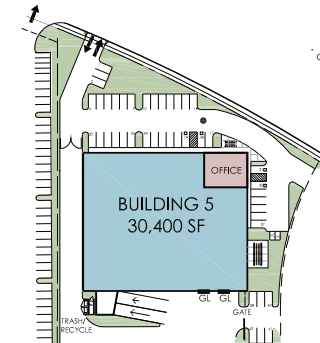
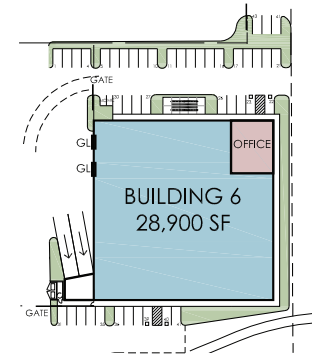
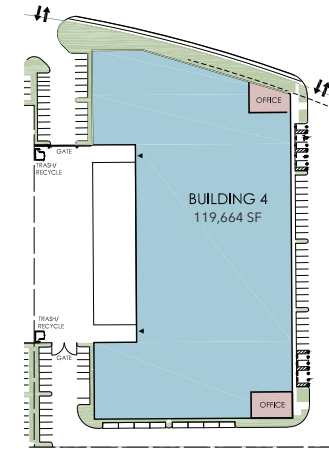
# AVAILABILITY SUMMARY, BLDGS 1-3

|                                   | BUILDING 1                  | BUILDING 2                  | BUILDING 3                  |
|-----------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <b>TOTAL BUILDING AREA:</b>       | 52,096                      | 44,626                      | 124,144                     |
| <b>MINIMUM DIVISIBLE SQ. FT.:</b> | 26,560                      | 22,313                      | 62,072                      |
| <b>PAD ACRES:</b>                 | 2.75                        | 2.54                        | 5.85                        |
| <b>OFFICE SPACE:</b>              | Build to Suit               | Build to Suit               | Build to Suit               |
| <b>CLEAR HEIGHT:</b>              | 32'                         | 32'                         | 32'                         |
| <b>SPRINKLERS:</b>                | ESFR                        | ESFR                        | ESFR                        |
| <b>PARKING SPACES:</b>            | 64                          | 51                          | 144                         |
| <b>DOCK HIGH DOORS:</b>           | 6                           | 6                           | 18                          |
| <b>GROUND LEVEL DOORS:</b>        | 4                           | 2                           | 2                           |
| <b>POWER:</b>                     | 2000 Amps,<br>277/480 Volts | 2000 Amps,<br>277/480 Volts | 2000 Amps,<br>277/480 Volts |



# AVAILABILITY SUMMARY, BLDGS 4-7

|                                  | BUILDING 4                  | BUILDING 5                  | BUILDING 6                  | BUILDING 7                  |
|----------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| <b>TOTAL BUILDING AREA:</b>      | 119,664                     | 30,400                      | 28,900                      | 21,300                      |
| <b>MINIMUM DIVISIBLE SQ. FT:</b> | 59,832                      | 30,400                      | 28,900                      | 10,650                      |
| <b>PAD ACRES:</b>                | 5.5                         | 1.93                        | 2.03                        | 1.57                        |
| <b>OFFICE SPACE:</b>             | Build to Suit               | Build to Suit               | Build to Suit               | Build to Suit               |
| <b>CLEAR HEIGHT:</b>             | 32'                         | 32'                         | 32'                         | 32'                         |
| <b>SPRINKLERS:</b>               | ESFR                        | ESFR                        | ESFR                        | ESFR                        |
| <b>PARKING SPACES:</b>           | 132                         | 43                          | 41                          | 40                          |
| <b>DOCK HIGH DOORS:</b>          | 14                          | 1                           | 1                           | 1                           |
| <b>GROUND LEVEL DOORS:</b>       | 2                           | 2                           | 2                           | 2                           |
| <b>POWER:</b>                    | 2000 Amps,<br>277/480 Volts | 2000 Amps,<br>277/480 Volts | 2000 Amps,<br>277/480 Volts | 2000 Amps,<br>277/480 Volts |



# DESTINATIONS DISTANCE

|                                    |                 |
|------------------------------------|-----------------|
| Downtown Paso Robles               | 7 Minutes Drive |
| Highways 46/101 Interchange        | 4 Minute Drive  |
| Paso Robles Sports/<br>Tennis Club | 8 Minute Drive  |
| Paso Robles Sports Club            | 2 Minute Drive  |
| Hunter Ranch Golf Club             | 7 Minute Drive  |
| Hiking and Biking Trails           | 5 Minute Drive  |
| Cal Poly San Luis Obispo           | 34 Minute Drive |
| SLO County Regional Airport        | 34 Minute Drive |





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**OWNERSHIP AND DEVELOPMENT**



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Commercial Real Estate Development