

**GATEWAY BUSINESS CENTER
2003-2053 PREISKER LANE
SANTA MARIA, CA 93454**



For **LEASE** .

**INDUSTRIAL SUITES
+/-1,033sf - +/-3,296sf**



Pacifica
COMMERCIAL REALTY

Mike Kelly, Lic #01800988

805.928.2800

Pat Palangi, Lic #01108680

PacificaCommercialRealty.com

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Excellent location with easy access to U.S. Highway 101. Offers a well conceived traffic plan, providing ample customer, employee and delivery parking. Customized for your business needs. Up to 40% office within each unit. Allowable uses include commercial manufacturing, warehousing and wholesale distribution. See next page for available spaces.



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Property Details

Zoning: PD-CM

Power: 3-Phase

Construction: Concrete Tilt-Up

Ceiling Height: +/-13 Feet

Roll-Up Doors: 8' x 10' , 10' x 10'

Fully Equipped With Fire Sprinklers

Prominent Tenant Signage Available

Directory Tenant Signage Provided

Available Suites	SF	5 Yr Price/SF *	3 Yr Price/SF *	Type
2023 Preisker Ln. Ste. D/E/F	+/- 3,296	\$1.07	\$1.10	NNN (\$0.47)
2035 Preisker Ln. Ste. A/B	+/- 1,968	\$1.07	\$1.10	NNN (\$0.47)
2049 Preisker Ln. Ste. D	+/- 1,033	\$1.07	\$1.10	NNN (\$0.47)
2049 Preisker Ln. Ste. E	+/- 1,686	\$1.07	\$1.10	NNN (\$0.47)
2049 Preisker Ln. Ste. F	+/- 2,103	\$1.07	\$1.10	NNN (\$0.47)

*Base Rent shall increase annually according to CPI (3% min - 6% max)



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