

# 325

SANTA BELLA  
PASO ROBLES, CA

**FOR SALE  
OR LEASE**

Valley Tile & Stone INC.  
Natural Stone Sales, Marble & Granite Slabs  
FOREFRONT DESIGN Marble & Granite Fabricators

## PROPERTY HIGHLIGHTS:

- +/- 23,070 SF MANUFACTURING BUILDING FOR SALE
- HEAVY POWER: 800 A/ 480 V
- PHOTOVOLTAIC SOLAR SYSTEM
- 3 COVERED DOCK HIGH LOADING POSITIONS WITH LOAD LEVELERS
- NEW LED SHOP LIGHTING

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COMMERCIAL REAL ESTATE SERVICES  
CENTRAL CALIFORNIA

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## PROPERTY OVERVIEW

This property features a well-maintained metal clad building with insulated walls and ceilings, and skylights throughout to ensure ample natural light. The building is ideal for a variety of commercial and industrial uses, with functional features designed to support both manufacturing and office space needs. Built in 1992

## LOT SIZE

±0.99 acres (±43,186 sq. ft.)

## AVAILABLE SF

±23,070 sq. ft.

## OFFERING PRICE

\$4,200,000 | \$182 per sq.ft.

## LEASE RATE & TERMS

\$0.85/SF NNN | Negotiable

## LEASE SPACE AVAILABLE:

±9,000 SF to ±23,070 SF

## ZONING

PM - Planned Manufacturing

## APN

009-314-027

## PROPERTY HIGHLIGHTS

- Clear-Span Design: Offers an open and flexible layout ideal for various business types
- Versatile Use: Perfect for manufacturing and warehousing
- User-Friendly Access: Three loading dock bays and three roll-up doors for easy access. Seven total roll up doors
- Well-Maintained: The building has been meticulously cared for, with recent upgrades like LED lighting, and energy-efficient features



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## KEY FEATURES:

### WAREHOUSE & MANUFACTURING SPACE:

- Total Warehouse Size: ±18,655 sq. ft.
- Manufacturing Area: ±1,530 sq. ft.
- Warehouse Ceiling Heights: 16' to 20'
- New LED Shop Lighting installed for enhanced visibility and energy efficiency
- Fully Sprinklered
- Ground-Level Loading: Accessible on three sides of the building
- Three Covered Dock-High Loading Positions with load levelers at the rear of the property
- Dry grinding/welding room

### OFFICE & SHOWROOM SPACE:

- Showroom Area: ±1,595 sq. ft.
- Ground-Level Office Space: ±570 sq. ft.
- Mezzanine-Level Office & Storage:
  - Upstairs Office Space: ±570 sq. ft.
  - Large Administrative Office and Retail Showroom
- Two Restrooms for convenience
- Break Room for employees

### ENERGY EFFICIENCY & SUSTAINABILITY:

- Photovoltaic Solar System: Installed by Solorponics in 2015, additional panels added in 2018 for energy savings

### UTILITIES & POWER:

- Three-Phase Power
- Space Heater and conditioned office spaces
- High Power Capacity suitable for industrial uses

### ADDITIONAL PROPERTY FEATURES:

- Parking & Driveway: Slurry-coated in 2020

### FLOOR BREAKDOWN

#### First Floor:

- Warehouse: ±18,655 sq. ft.
- Office: ±570 sq. ft.
- Restroom (R/R): ±150 sq. ft.
- Showroom: ±1,595 sq. ft.
- Manufacturing: ±1,530 sq. ft.

#### Second Floor:

- Office Space: ±570 sq. ft.

## INVESTMENT POTENTIAL:

This building is ideally located in Paso Robles' commercial manufacturing district, making it an attractive option for companies looking for a functional, well-equipped space. Its energy-efficient features and versatile design provide long-term value and can accommodate a variety of industries.

### Additional Information:

- All information is deemed reliable, but buyers are encouraged to conduct their own due diligence.
- For more details on purchasing the existing business or to schedule a tour, please contact the listing agents.



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## PROPERTY IMAGES

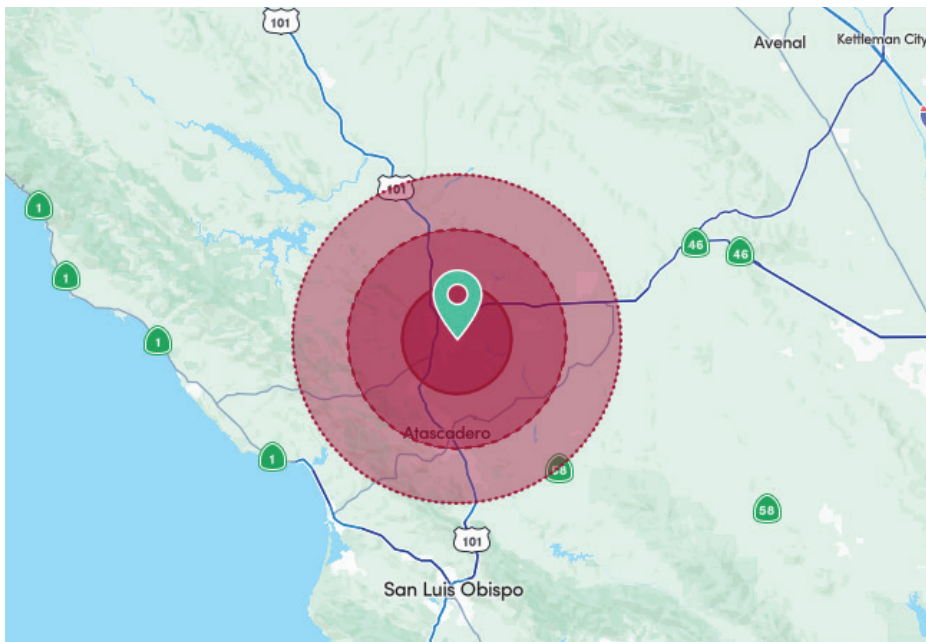


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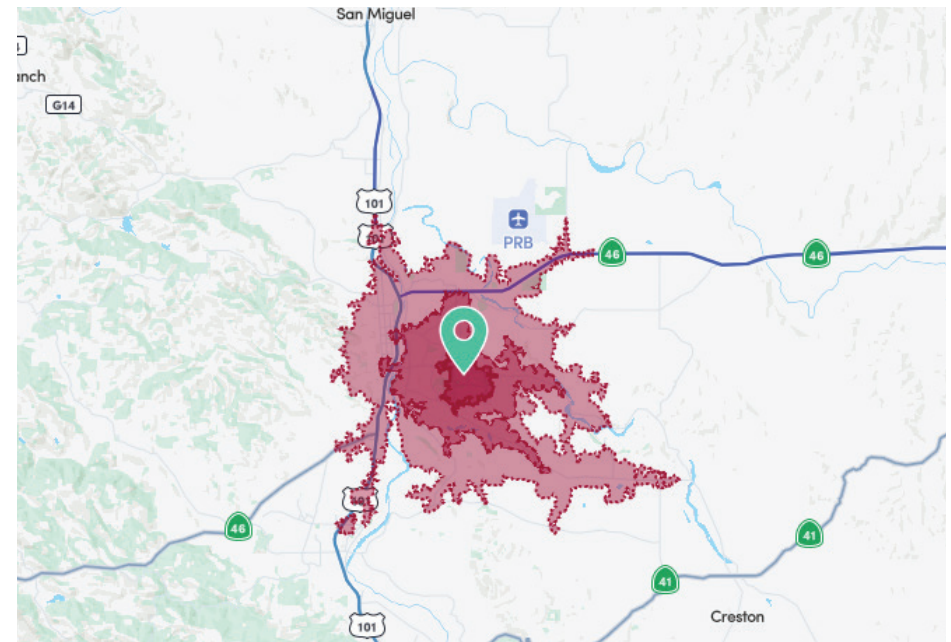
## DEMOGRAPHICS

DEMOGRAPHICS	5 MILE	10 MILES	15 MILES
<b>POPULATION</b>			
Total Population	41,001	71,983	96,877
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	43
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	15,208	26,919	36,298
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$117,095	\$125,652	\$123,047
Average House Value	\$777,386	\$794,828	\$788,079

### RADIUS MAP



### DRIVE TIME MAP



Demographic Data derived from AlphaMap

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