

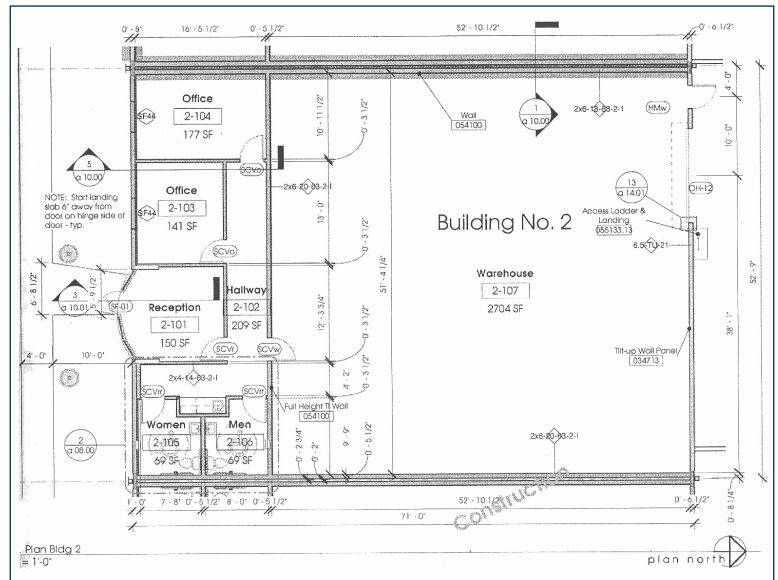
# Commerical Building For Sale or Lease

## A Street Business Center



## 2285 A Street, Santa Maria, CA 93455

- Building size: 3,737/sf
- Lease rate: \$0.65/sf NNN
- Parking: 10 stalls
- Zoning: PD-CM
- Roll-up door: Ground level 12X14
- Power: 200 amp, 3-phase
- Ceiling height: 18'
- Fire sprinklers: Yes
- CC&R's: Yes
- Fenced Yard
- Purchase Price: \$520,000.00



The free standing tilt-up building is located in a premier location with several fortune 500 companies as neighbors. Inside you will find a reception area with two large private offices, two bathrooms and a coffee bar. The office area contributes to approximately 23.5% of the building with the remaining area warehouse. A fenced private yard is located in the rear of the building for truck deliveries, parking, storage, etc.



**Mike McKibben**

License ID # 00849458

Email: [mike@mckibbenenterprises.com](mailto:mike@mckibbenenterprises.com)

**805-235-1454 (cell)**

**805-348-1330 (office)**

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