

# WAREHOUSE / LIGHT MANUFACTURING FOR LEASE EAST AIRPORT COMMERCE CENTER

Farmhouse Lane, San Luis Obispo, CA 93401

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## ECONOMIC DATA

**LEASE RATE:** Call For Info

## PROPERTY INFORMATION

**COUNTY:** San Luis Obispo

**SUBMARKET:** Airport District

## BUILDING DATA

**BUILDING SF:** 11,400 SF

**YEAR BUILT:** 2018

**ZONING:** CS

**CEILING HEIGHT:** 24'

**ROLL-UP DOORS:** 4 Doors

**PARKING:** 21 Spaces

**AVAILABLE:** Q1 2018



## PROPERTY OVERVIEW

New East Airport Commerce Center industrial building for lease. This 11,400 square foot light industrial building is scheduled for completion first quarter of 2018. The project will offer 24-foot clearance height, ground level loading, secured yard and offices built to suit your needs. Perfect for light manufacturing, warehouse, distribution, and trades.

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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.  
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<b>PROPERTY NAME:</b>	East Airport Commerce Center
<b>PROPERTY ADDRESS:</b>	Farmhouse Lane - Lot 3, San Luis Obispo
<b>PROPERTY TYPE:</b>	Warehouse / Light Manufacturing
<b>APN:</b>	076-512-003
<b>LOT SIZE:</b>	1.01 AC
<b>BUILDING SIZE:</b>	11,400 SF
<b>ZONING:</b>	CS
<b>POWER:</b>	480 Volts; 3-phase; 400 amp
<b>PARKING SPACES:</b>	21 Spaces
<b>CROSS STREETS:</b>	Broad Street
<b>DELIVERY:</b>	Q1 2018
<b>HVAC:</b>	Throughout

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## LOCATION OVERVIEW

Located in the East Airport District at the corner of Broad Street and Farmhouse Lane.



## LEASE HIGHLIGHTS

- New Construction - Build-to-Suit!
- Located near Airport
- Secured Yard Area
- 21 Parking Spaces
- Sprinklered

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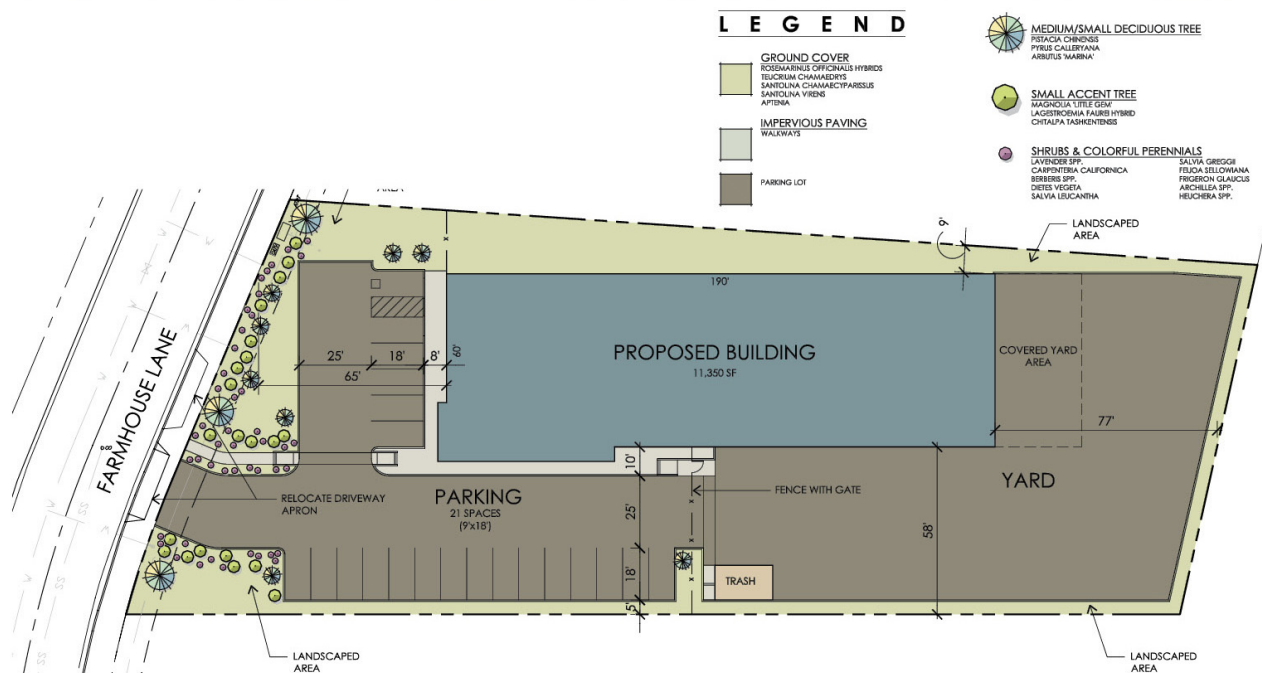
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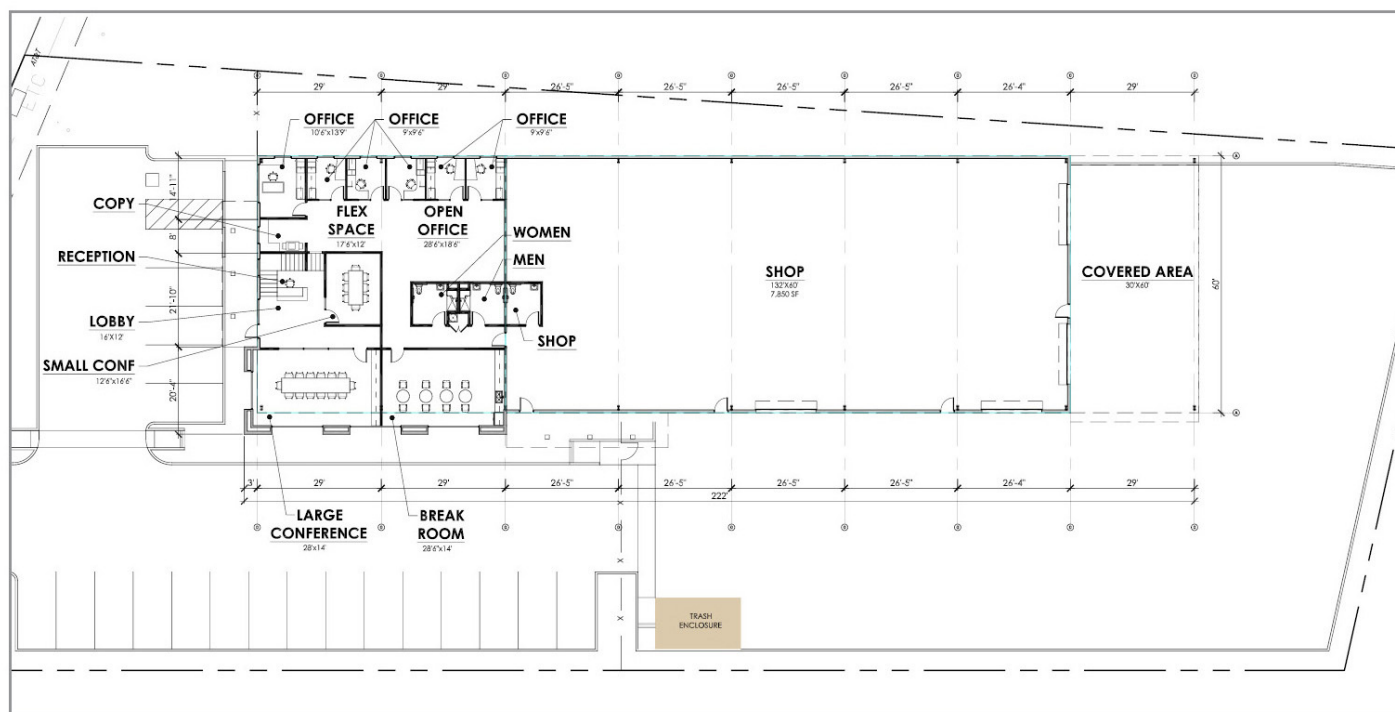
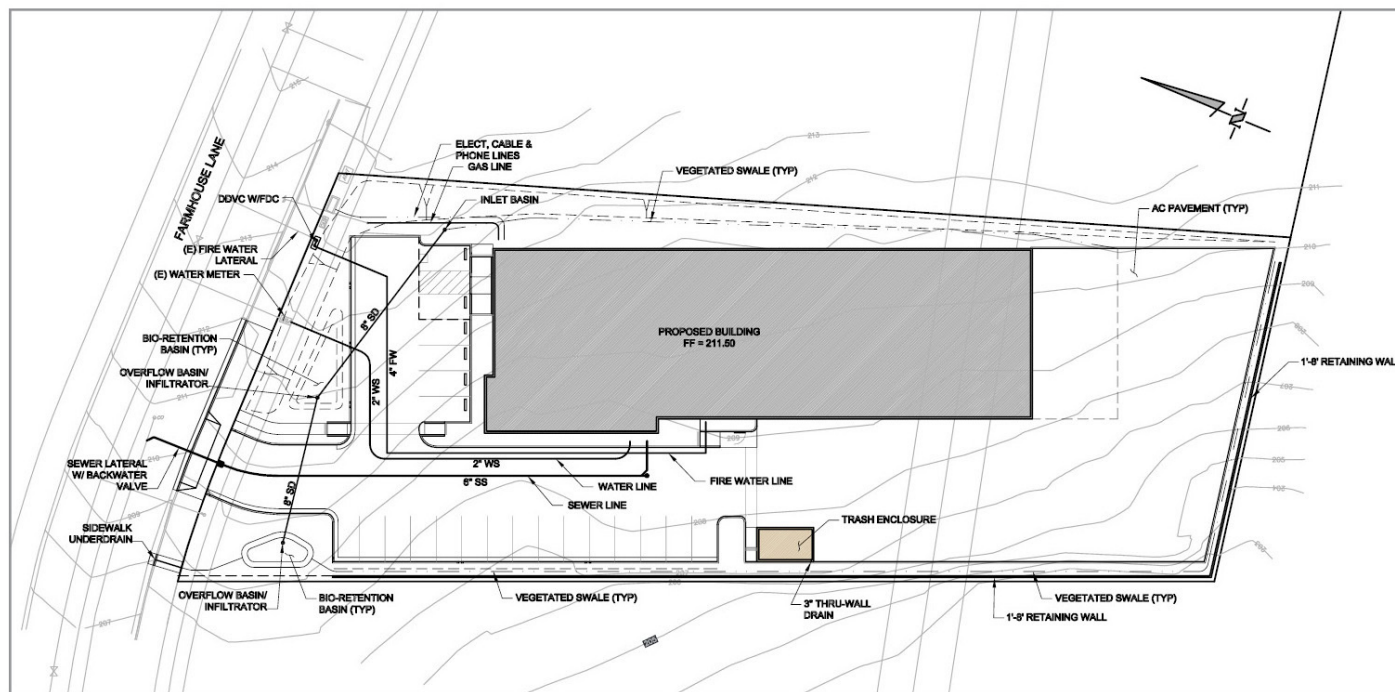
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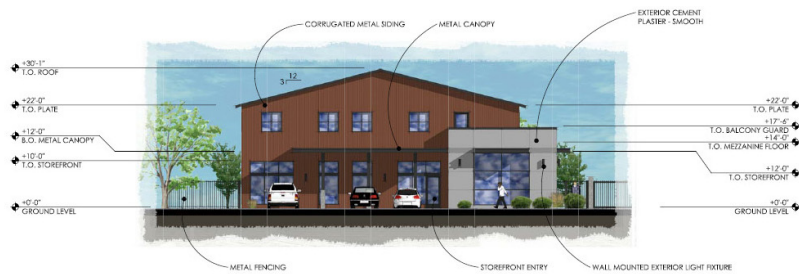
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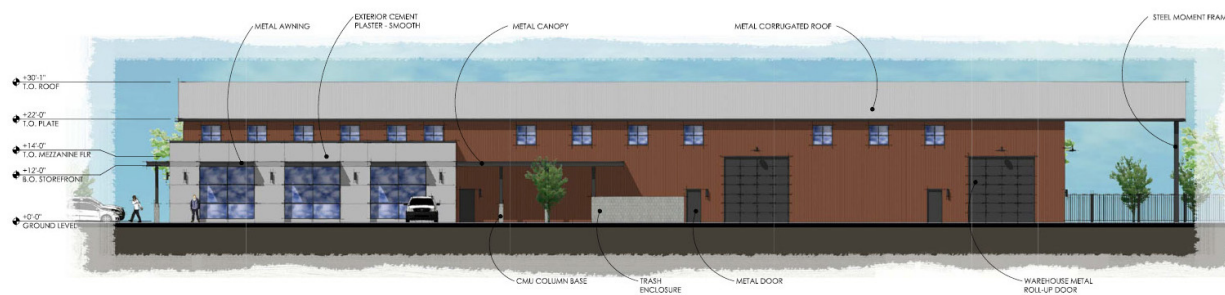
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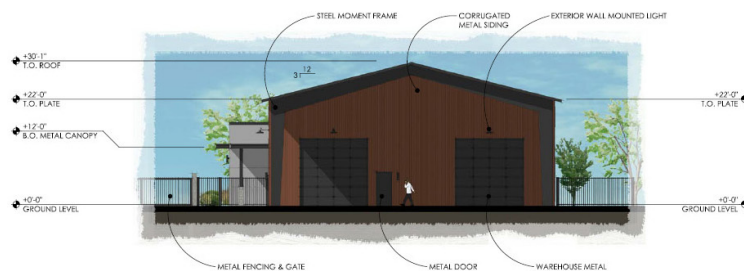
**CONCEPTUAL EXTERIOR ELEVATION - NORTH (FRONT)**



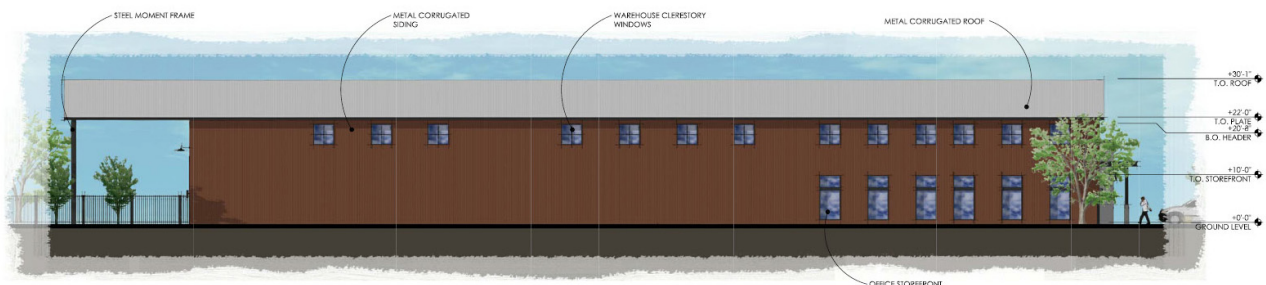
WALL MOUNTED EXTERIOR LIGHT FIXTURE  
HINLEY LIGHTING SHELTER COLLECTION  
# 3348E-LED  
DARK GRAY COMPLAINT  
15.1/20" x 4.1/2" x ALUMINUM LED SCORCE  
HEMATITE FINISH



**CONCEPTUAL EXTERIOR ELEVATION - WEST (SIDE)**



**CONCEPTUAL EXTERIOR ELEVATION - SOUTH (REAR)**



**CONCEPTUAL EXTERIOR ELEVATION - EAST (SIDE)**

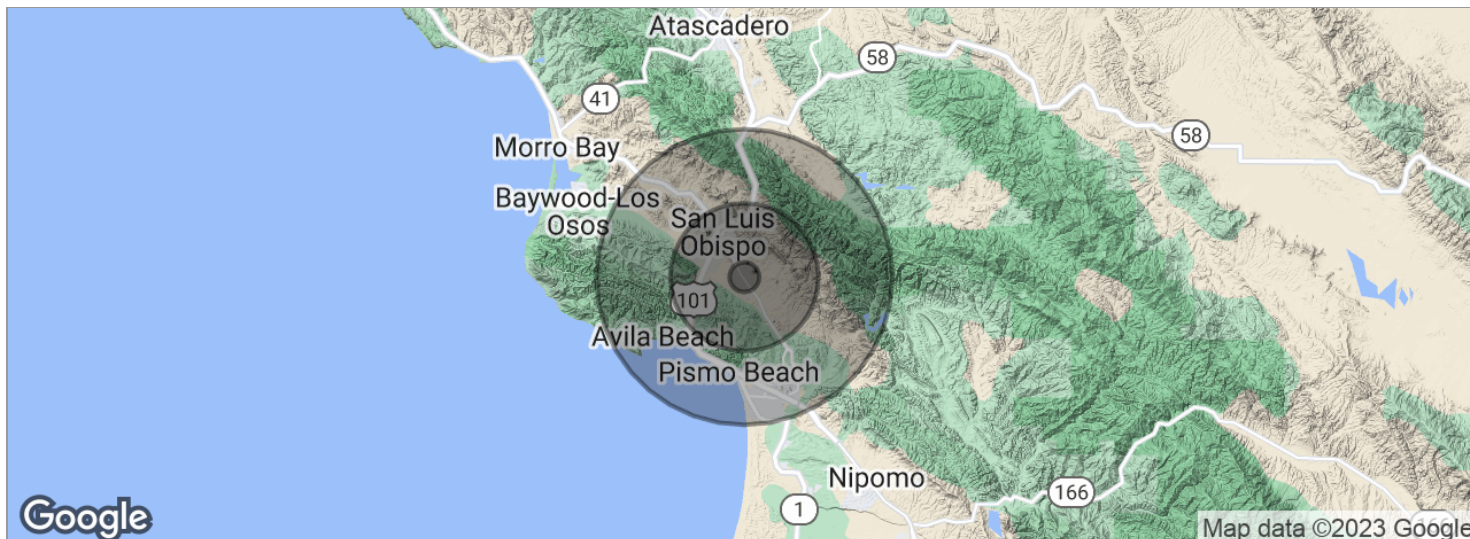
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	824	50,584	125,811
Median age	41.5	29.6	34.1
Median age (Male)	37.0	27.3	32.5
Median age (Female)	44.3	32.0	33.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	333	21,578	47,603
# of persons per HH	2.5	2.3	2.6
Average HH income	\$108,551	\$64,317	\$68,999
Average house value	\$687,095	\$652,149	\$498,475

\*Demographic data derived from 2020 ACS - US Census

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