

INDUSTRIAL LAND FOR SALE

21.54 ACRES

MASTER PLANNED DEVELOPMENT
IDEAL FOR CORPORATE DISTRIBUTION CENTER
OR CORPORATE HEADQUARTERS
PASO ROBLES, CA



FULLY ENTITLED

LOTS | ACREAGE



LOT	APN	ACRES
1	025-425-016	2.75
2	025-425-019	2.54
3	025-425-020	1.47
4	025-425-021	1.35
5	025-425-022	2.46
6	025-425-023	1.52
7	025-425-024	1.37
8	025-425-025	2.55
9	025-425-026	1.93
10	025-425-027	.68
11	025-425-028	1.35
12	025-425-029	1.57



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

Paso Commons is a 21.54 acre, 12 lot, 7 building, fully entitled 421,130 square foot master planned industrial development in the City of Paso Robles. All off-site and on-site improvements are in place. The project is located in the most prestigious business park in San Luis Obispo County with corporate neighbors including Justin Winery (production/distribution campus), IQMS (North American headquarters), MGE Underground and Beta USA. The site offers unparalleled direct access to highways, which is a competitive advantage.

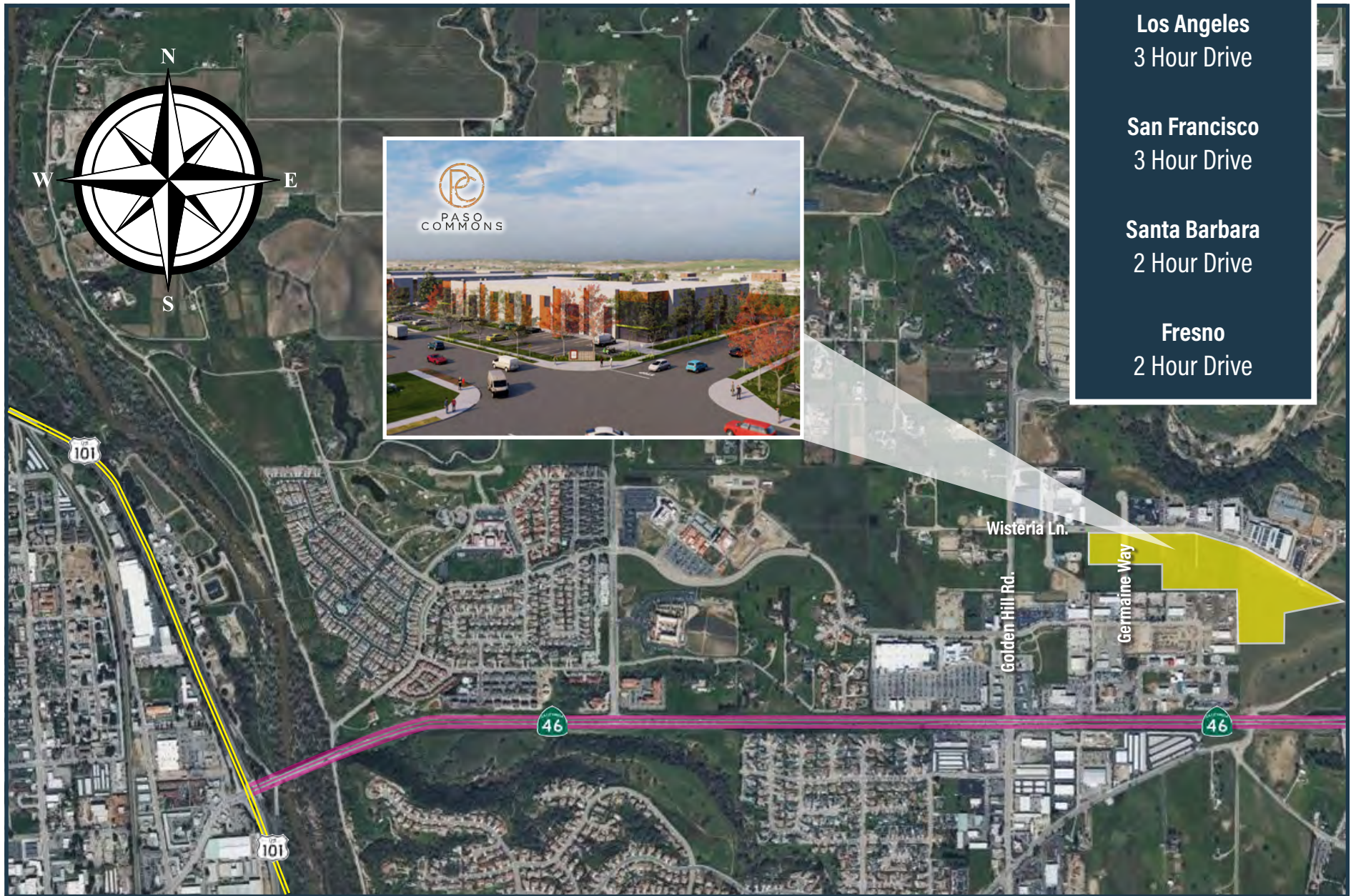
This offering is ideal for a corporate user seeking a large site in a severely supply constrained submarket. Develop a single facility or multiple facilities with space for expansion over time.

This is part of the City's Tech Corridor with fiber optic service with great proximity to the Paso Robles Airport, Highway 101 and 46. This truly cannot be replicated anywhere on the Central Coast.

OFFERING PRICE: \$18,300,000	AVAILABLE: COE	ZONING: PM (Planned Industrial)
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LOCATION CITY OF PASO ROBLES

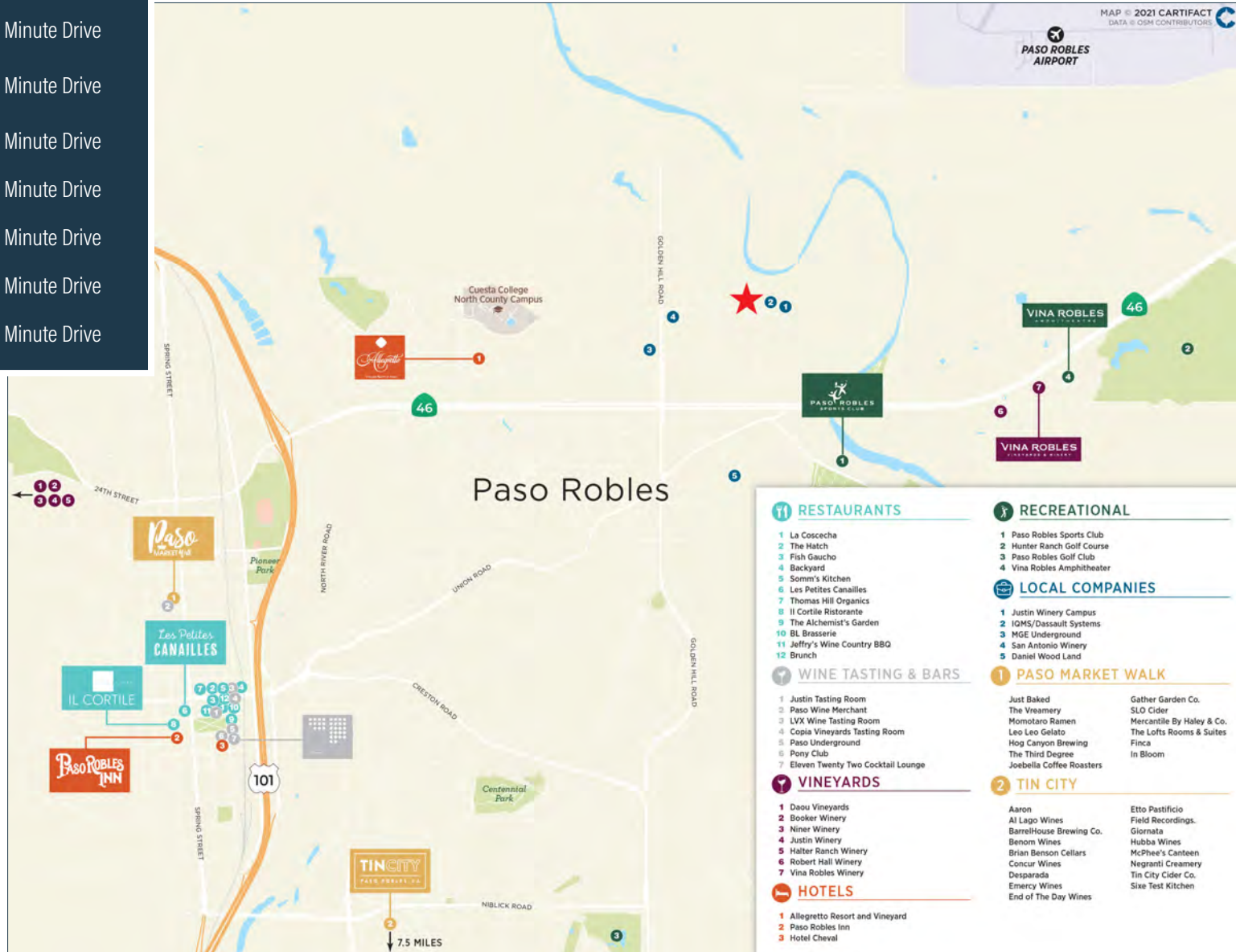


SUMMARY OF ENTITLEMENTS

	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7
TOTAL BUILDING AREA:	52,096	44,626	124,144	119,664	30,400	28,900	21,300
BUILD TO SUIT LEASE PRICE PER SF:	\$1.35	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable
BUILD TO SUIT OR LAND SALE PRICE:	\$2,390,000	n/a	\$5,100,000	n/a	n/a	n/a	\$1,365,000
MINIMUM DIVISIBLE SQ. FT.:	26,048	22,313	62,072	59,832	30,400	28,900	10,650
PAD ACRES:	2.75	2.54	5.85	5.5	1.93	2.03	1.57
OFFICE SPACE:	Build to Suit	Build to Suit	Build to Suit	Build to Suit	Build to Suit	Build to Suit	Build to Suit
CLEAR HEIGHT:	28'	32'	32'	32'	32'	32'	32'
SPRINKLERS:	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
PARKING SPACES:	64	51	144	132	43	41	40
DOCK HIGH DOORS:	6	6	18	14	1	1	1

DESTINATIONS DISTANCE

Downtown Paso Robles	7 Minutes Drive
Highways 46/101 Interchange	4 Minute Drive
Paso Robles Sports/ 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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COMMERCIAL REAL ESTATE SERVICES

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OWNERSHIP AND DEVELOPMENT



nkt commercial
Commercial Real Estate Development