

For Sale or Lease



Accelerating success.

Class A Industrial / Warehouse  
50,000 ± SF Tilt-Up with Docks  
Adjacent to Santa Maria Airport

1401 W Fairway Drive  
Santa Maria, CA

Contact Broker

**Preston Thomas, SIOR**  
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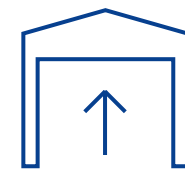
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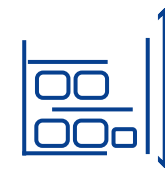
## Highlights



Eight Dock High  
Loading Doors



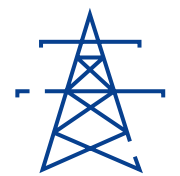
Eight Ground Level  
Doors



30' Ceiling  
Clear Height



ESFR  
Sprinklers



1,600 A/480 V  
Power  
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1401 W Fairway Drive, Santa Maria

## Property Overview

The pinnacle of industrial warehouse logistics buildings on the Central Coast. There are no other buildings of this class and caliber in Santa Maria. Stand-alone concrete tilt-up warehouse building includes 30' ceiling clear heights, ESFR sprinkler system and loading docks. Located adjacent to Santa Maria Airport, the facility boasts 8 dock high doors, and 8, 14' grade level doors, along with 2,427 SF of executive office space and ample on-site parking, with full truck circulation. Currently vacant and configured as a single tenant building, with the flexibility to demise into two suites. Built in 2015, this building is as modern a warehouse / manufacturing / logistics facility as you will find in the region. The finest warehouse facility on the Central Coast.

» Lease Price: \$0.98 / SF / Month, NNN, (~\$0.17)

» Sale Price: \$14,500,000 (\$290.61 / SF)

- » 49,895 ± SF Stand-Alone Warehouse Building
- » 2,427 ± SF of Office Space
- » Class A Building, Concrete Tilt-Up, Built in 2015
- » 8 Dock High / Loading Doors
- » 8, 14' Drive In / Grade Level Doors
- » 110 Parking Spaces
- » 1,600 Amps, 480 Volts of Heavy Power
- » Lot Size: 3.36 ± Acres (146,362 SF)
- » APN: 111-760-028
- » Zone: PD / M-1 - City of Santa Maria

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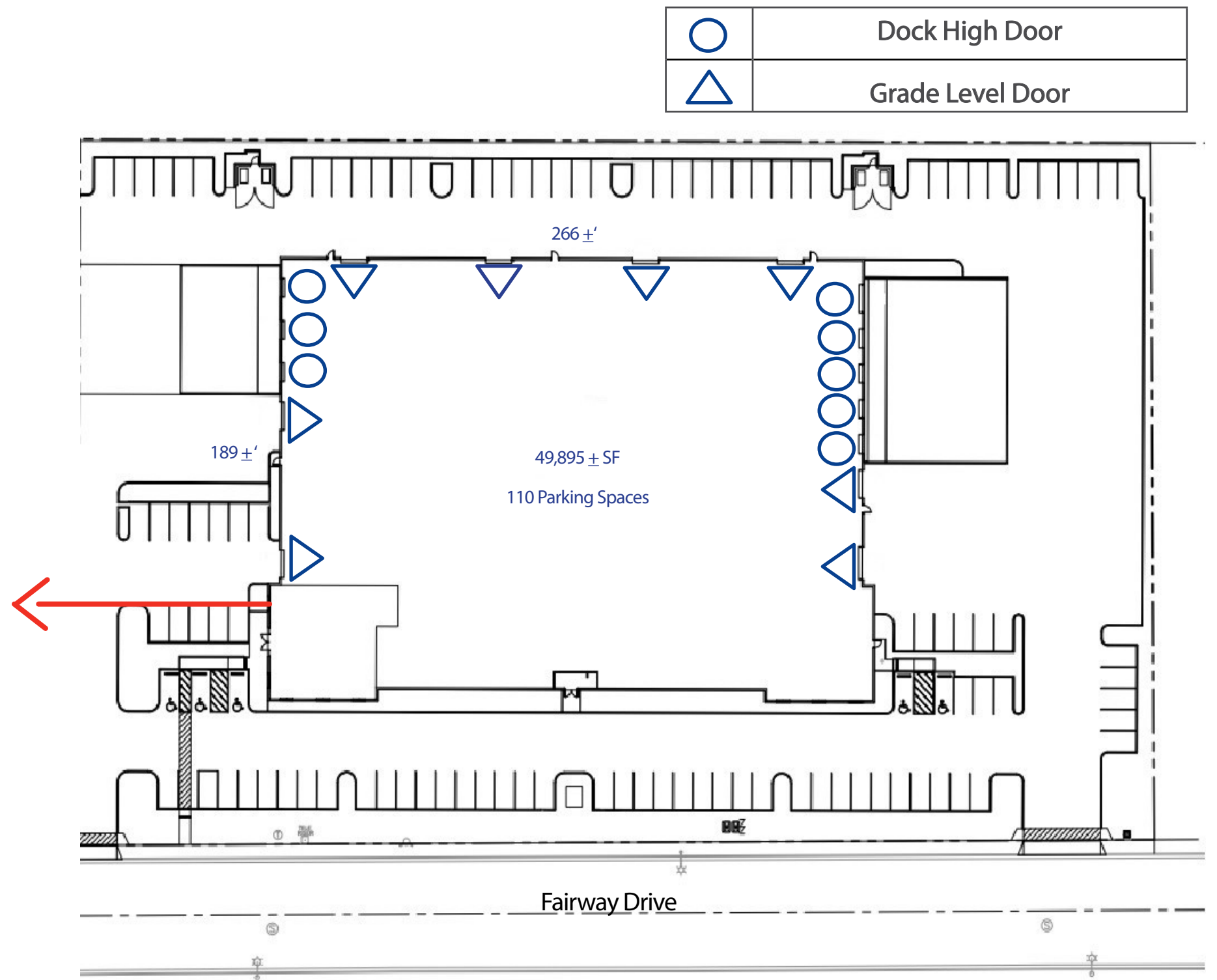
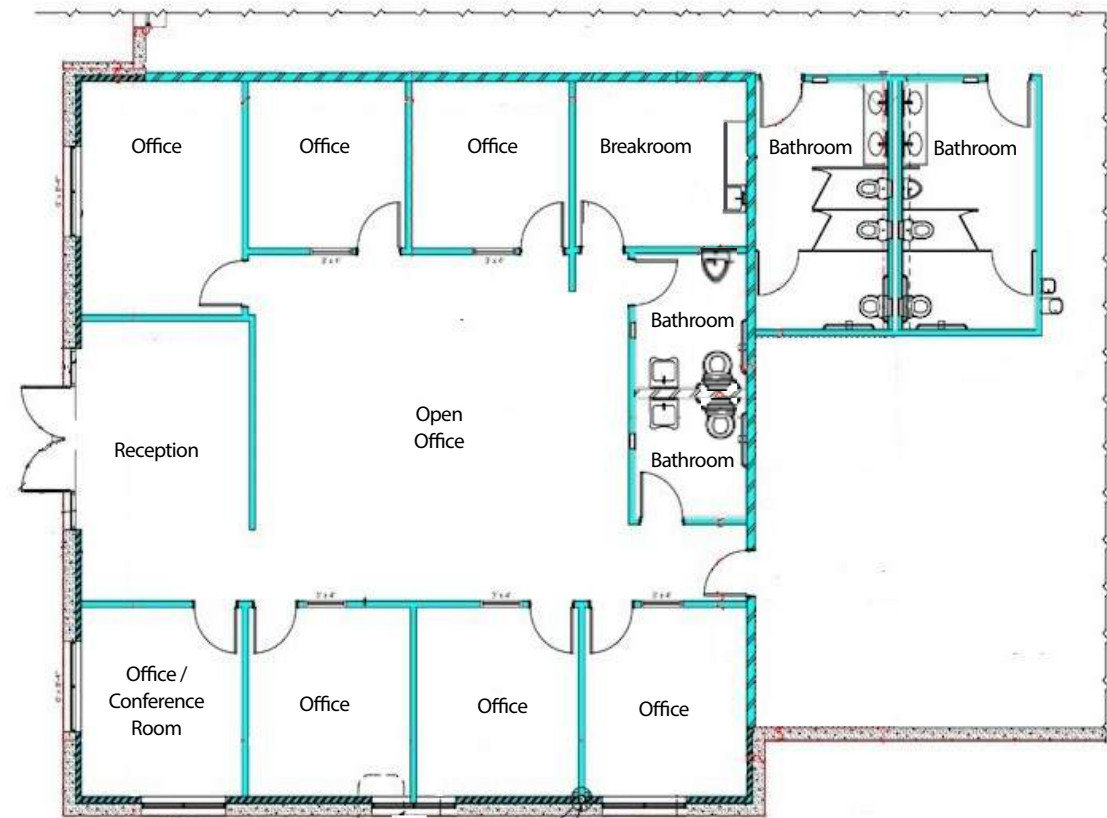
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# Site Plan



Plan is Approximate



# Exterior



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Office



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# Warehouse



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# Loading Doors



# Aerial Photos



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## Location Highlights



Located in the West  
 Santa Maria adjacent to  
 Airport



4 Miles to Highway  
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