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# For Sublease

# \$1.65 PSF NNN

Contact us:

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## 178 Suburban Road Located in South San Luis Obispo

± 8,651 SF Warehouse/Showroom Space

### Property Summary

Class A warehouse space currently functioning as a full wine processing facility. A rare space in the City of San Luis Obispo this wine facility includes significant infrastructure for all wine making and storage. Includes 800 SF of showroom, 800 SF of second floor office and 7,000 ± SF of warehouse space with 30' peak and 24' eve ceiling heights and three roll-up doors. The suite can also be used for general warehouse/R&D uses.

Great on-site parking in a convenient location behind Trader Joe's. Perfect for service oriented businesses or e-commerce.

No automotive uses.

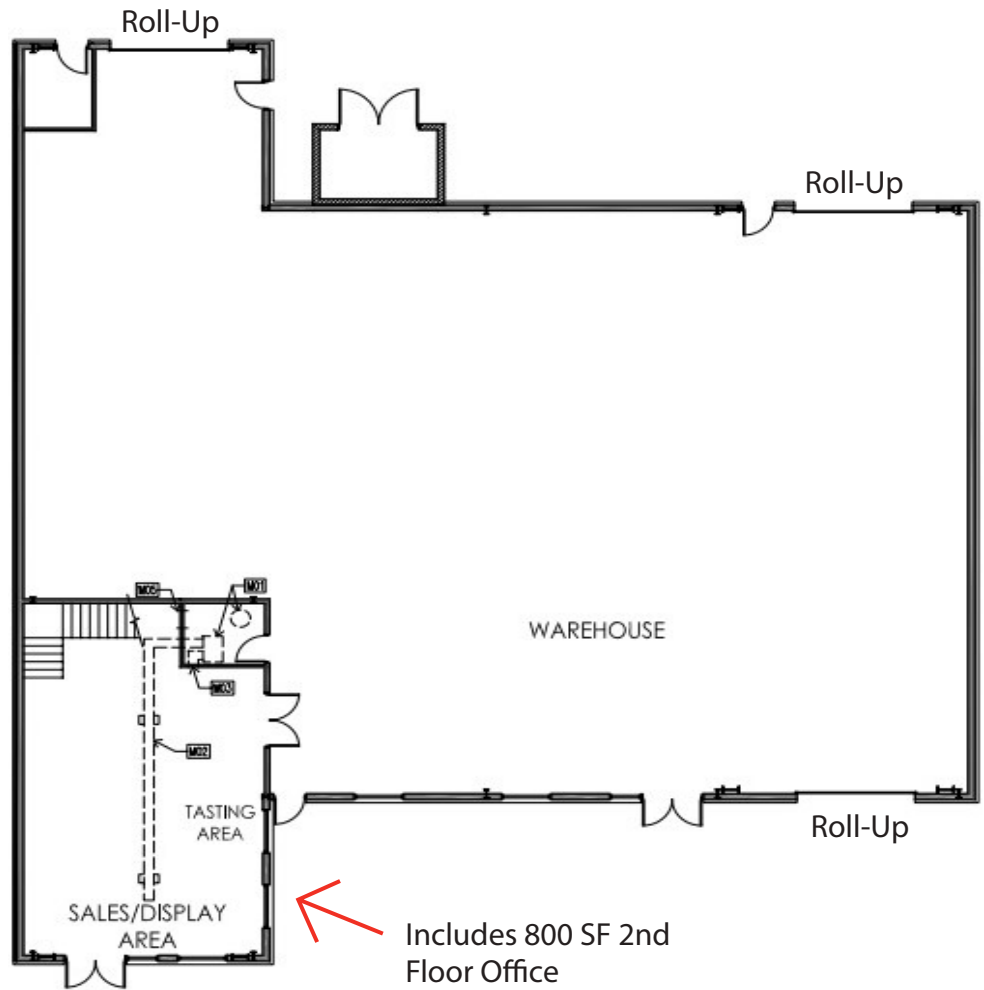
First year rent incentive at \$1.30/SF, NNN.

Size	± 8,651 SF
Rate	\$1.65 PSF, NNN (~\$0.45/SF) with 1st year at \$1.30/SF, NNN
Property Type	Warehouse/Showroom
Zoning	C-S (Commercial Service)
Parking	15, On-Site

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# Floorplan

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\* Floor plan not to scale and approximate.

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# Photo Gallery

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Showroom



Warehouse



Warehouse



Rear Roll-Up Door/Production Area

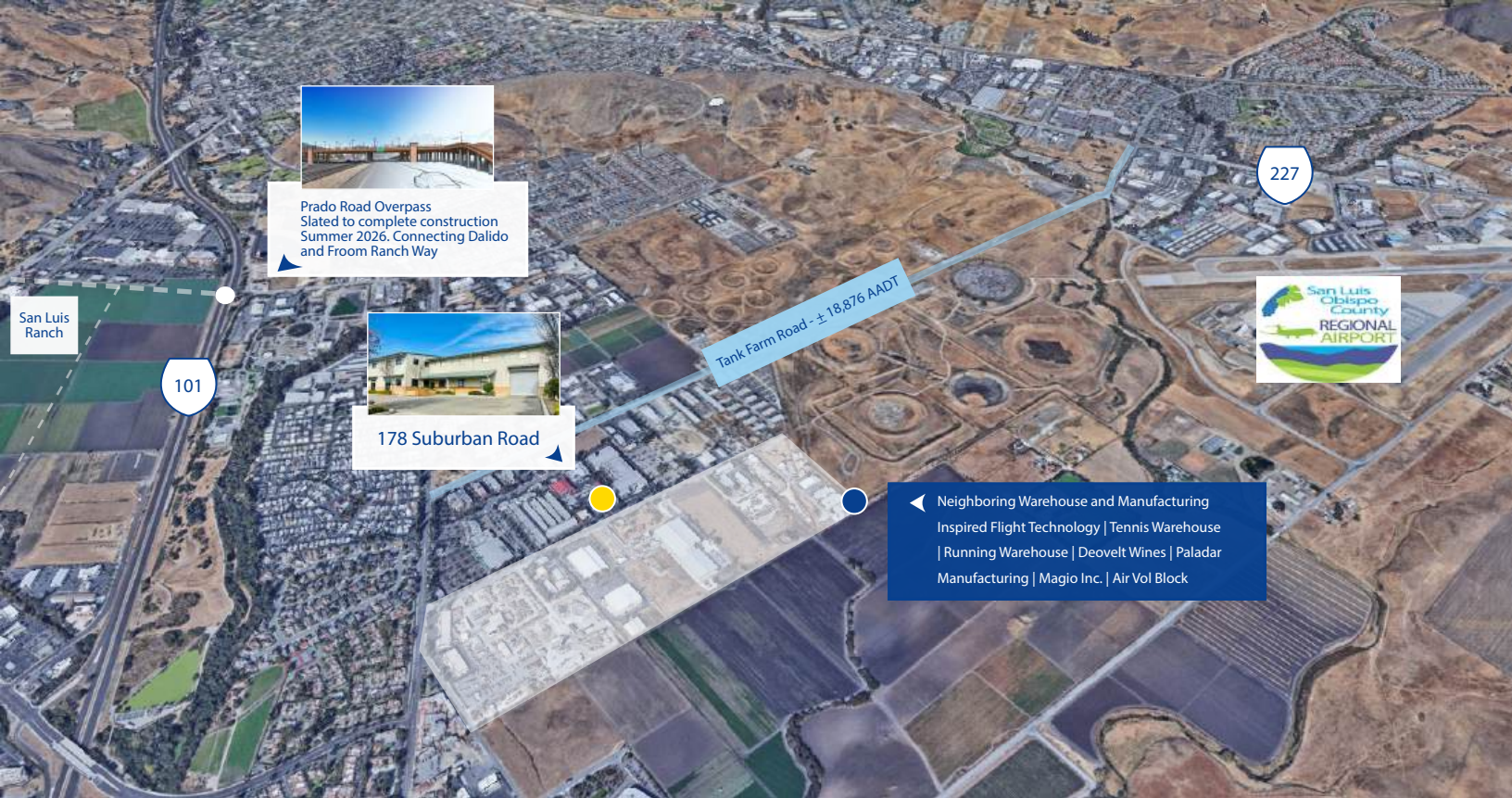


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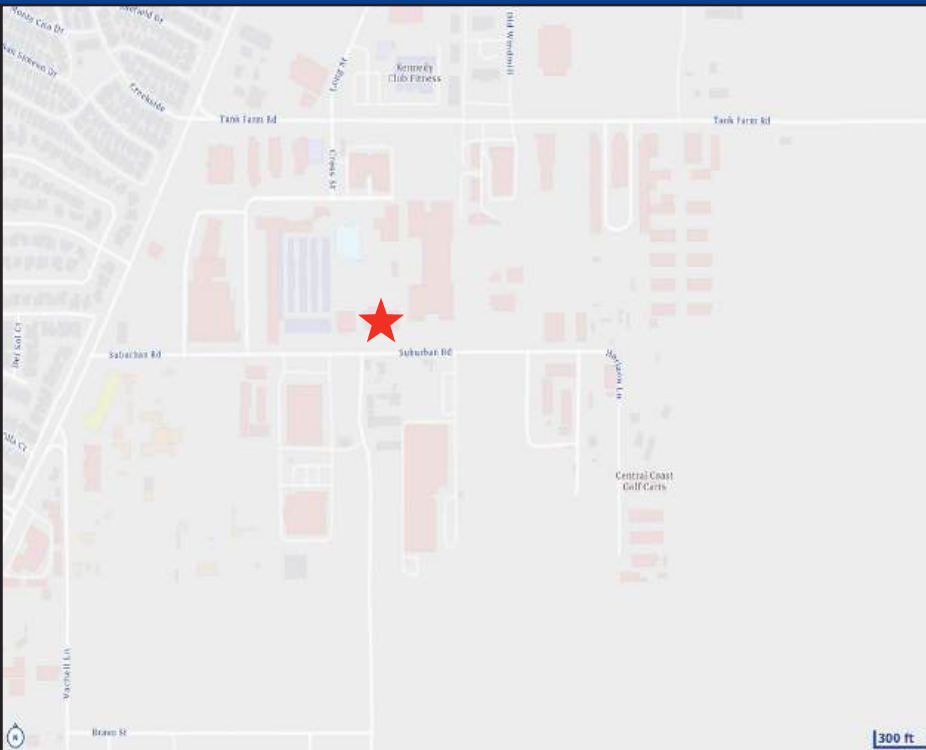


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