



For Lease

**\$0.98**  
PSF Modified Gross

Contact us:

Preston Thomas, SIOR  
Senior VP | Principal  
License #01378821  
Office: +1 805 544 3900  
preston.h.thomas@colliers.com

Ryan Evans  
Associate  
License #02245461  
Office: +1 805 431 1529  
ryan.evans@colliers.com

Colliers | San Luis Obispo  
1301 Chorro Street  
San Luis Obispo, CA 93401  
P: +1 805 544 3900  
www.colliers.com

## 2105 Wisteria Lane Paso Robles, CA

Warehouse Flex Space  
in Popular Business Park

### Property Summary

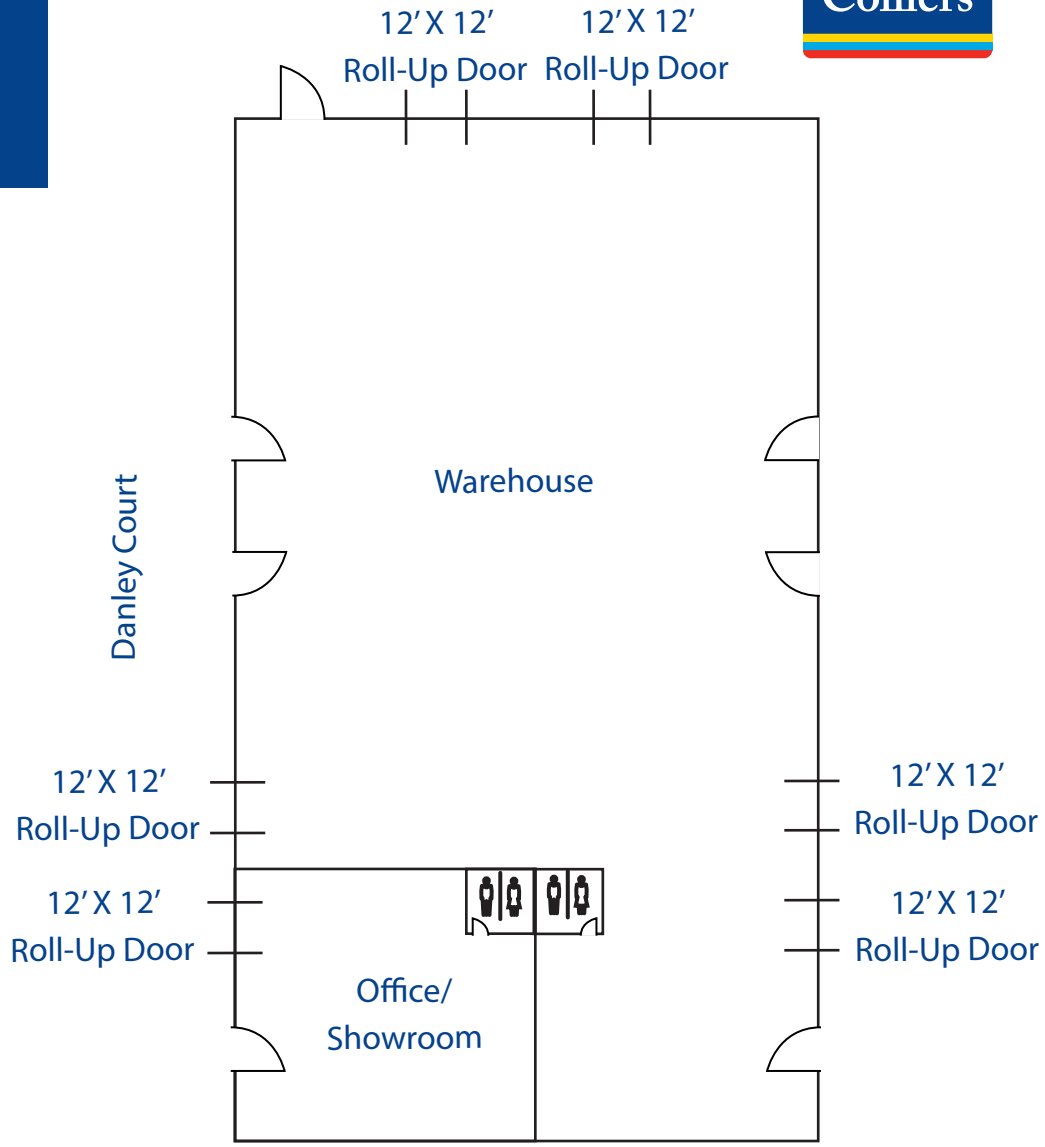
The most affordable modern warehouse space in Paso Robles! Stand-alone, modern warehouse flex space in a popular business park near the Golden Hill/Highway 46 intersection. Building includes 20' ceilings, 12' X 12' roll-up doors and storefronts. Block construction. Space will be in industrial vanilla shell form and include ADA restroom and 3 phase electrical lighting/outlets. Perfect for wine storage, light manufacturing, or showroom uses.

Building is currently utilized as a wine storage facility with rooftop cooling units and insulation in place.

Located in same development as Justin Vineyard, IQMS and San Antonio Winery.

Size	± 8,885 SF - Entire stand-alone building
Rate	\$0.98 PSF Modified Gross
Property Type	Warehouse with roll-up doors
Zoning	PM Planned Industrial
Parking	Large parking lot on-site

# Floorplan



Wisteria Lane

\* Floor plan is approximate

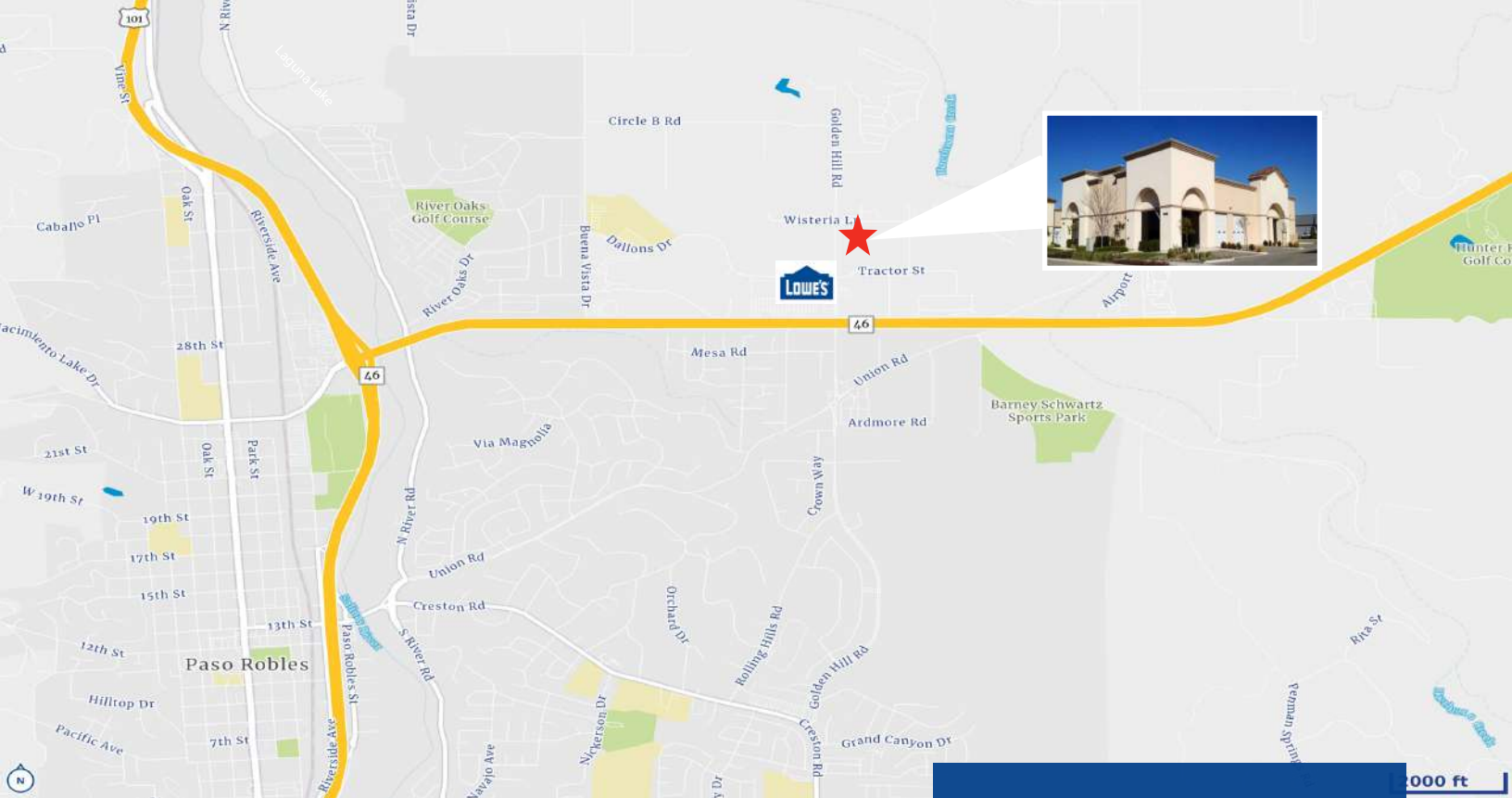
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