



For Lease

\$1.60
PSF Modified Gross

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4120 Horizon Lane, Suite A-D Located in South San Luis Obispo

± 2,500-5,000 SF Warehouse Space

Property Summary

Well-located industrial space in San Luis Obispo offering approximately 5,000 SF, demisable to 2,500 SF. The unit features a good mix of warehouse and office space (600± SF), including an office/storage mezzanine (not included in square footage), along with four grade level roll-up doors and small rear yard area.

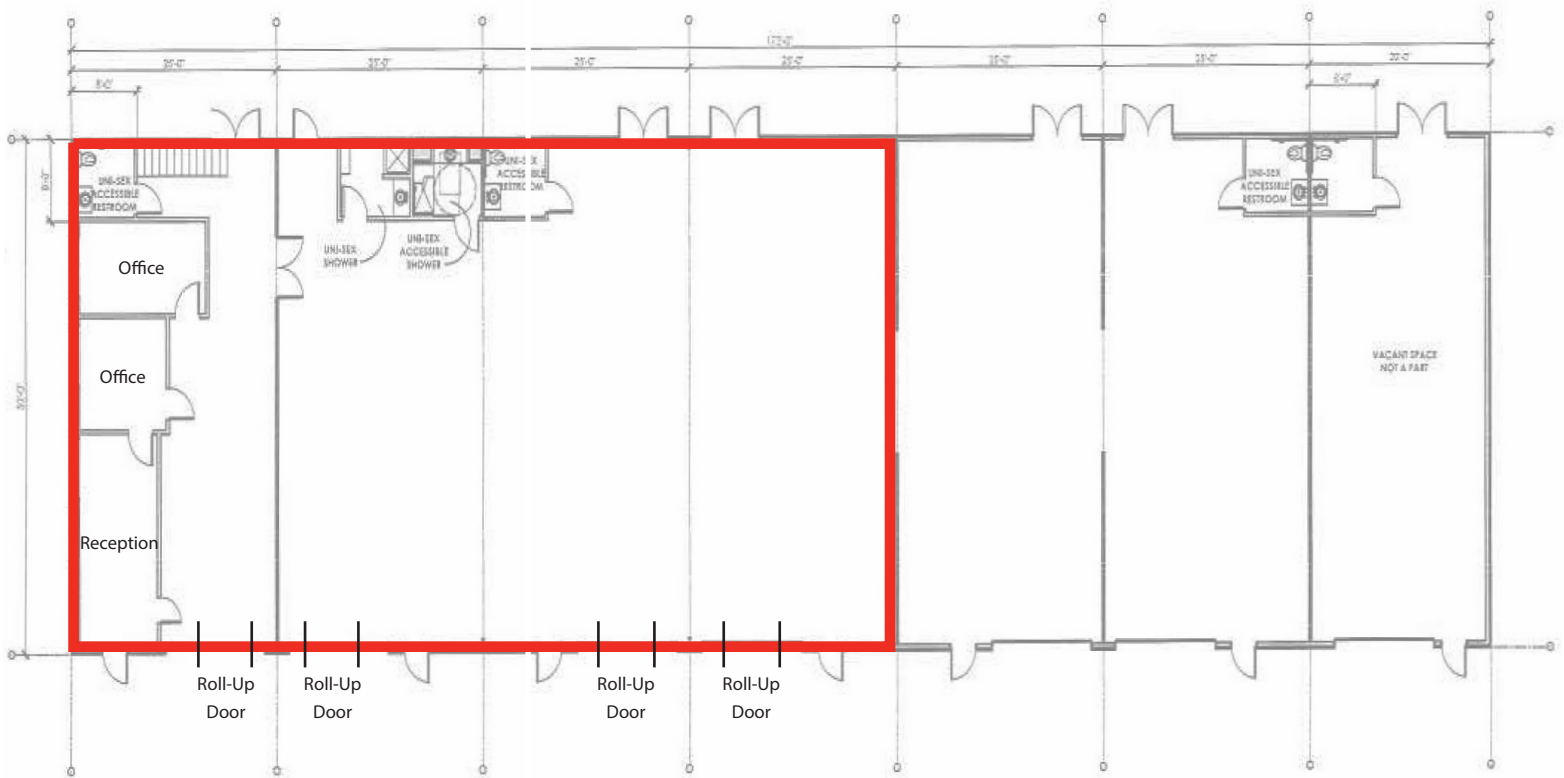
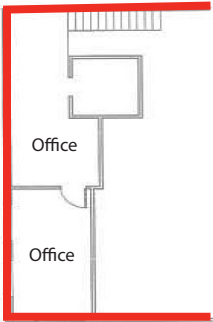
Flexible layout suited for a variety of uses including light industrial, storage, or service-based operations. Ample on-site parking and convenient access to nearby freeway corridors.

Available now.

Size	± 2,500-5,000 SF (600± SF office, additional storage mezzanine not included in square footage)
Rate	\$1.60 PSF, Modified Gross
Property Type	Warehouse/Storage/Light Manufacturing
Features	Four Grade level roll-up door and yard area
Zoning	M - Manufacturing
Parking	7, On-Site

Site Plan

2nd Floor Mezzanine
(not included in
square footage)



* Site plan not to scale and approximate.

Contact

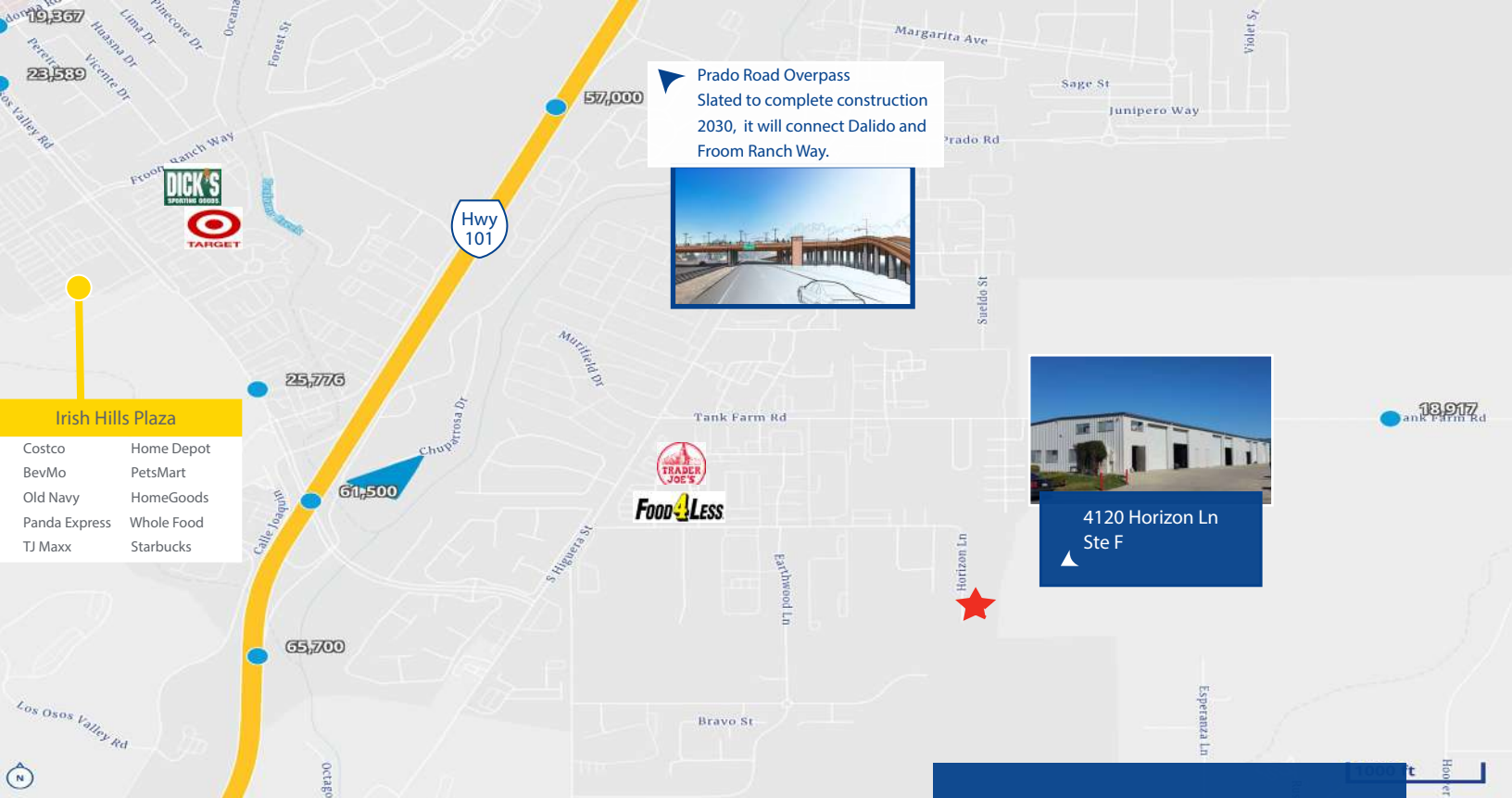
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Property Gallery





Prado Road Overpass
 Slated to complete construction
 2030, it will connect Dalido and
 Froom Ranch Way.



Irish Hills Plaza

- Costco
- Home Depot
- BevMo
- PetsMart
- Old Navy
- HomeGoods
- Panda Express
- Whole Food
- TJ Maxx
- Starbucks



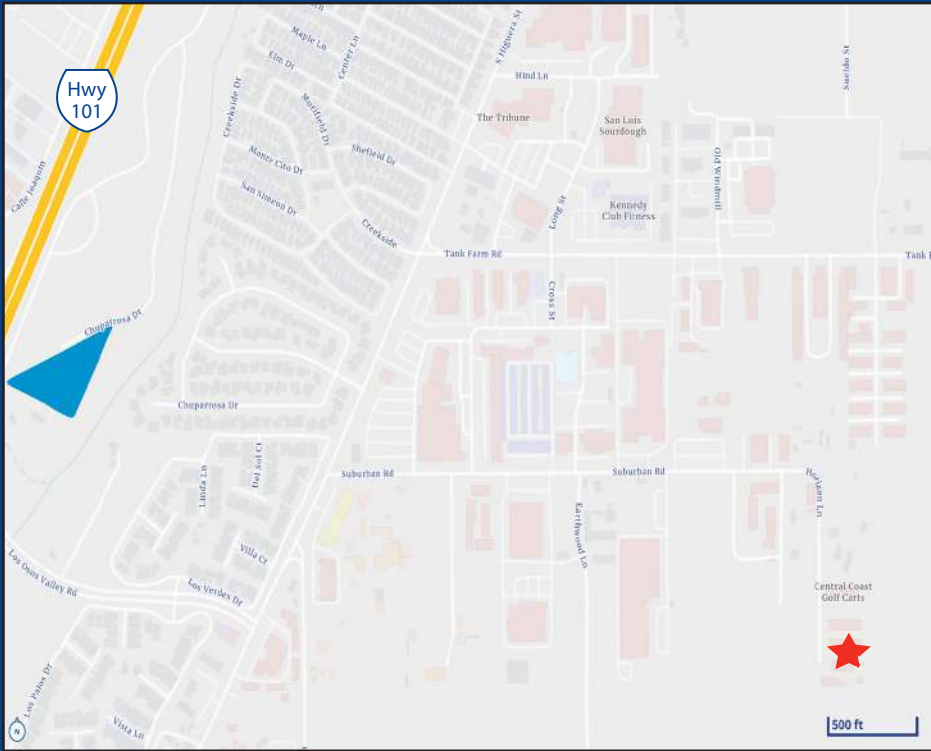
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