



Accelerating success.

## For Lease

# \$1.25

PSF Modified Gross

Contact us:

Preston Thomas, SIOR  
Senior VP | Principal  
License #01378821  
Office: +1 805 544 3900



Colliers | San Luis Obispo  
1301 Chorro Street  
San Luis Obispo, CA 93401  
P: +1 805 544 3900  
[www.colliers.com](http://www.colliers.com)

## 4675 Thread Lane, Ste B Located in South San Luis Obispo

± 7,580 SF Warehouse/Showroom Space

### Property Summary

Rare stand-alone warehouse building in San Luis Obispo at a very affordable price. 7,580 SF building includes 600 SF reception, break, restroom area with the balance open warehouse space. Three grade level roll-up doors with 14-16' ceiling heights. Includes ten parking spots. Located off Buckley Road with easy freeway access, near San Luis Obispo Airport.

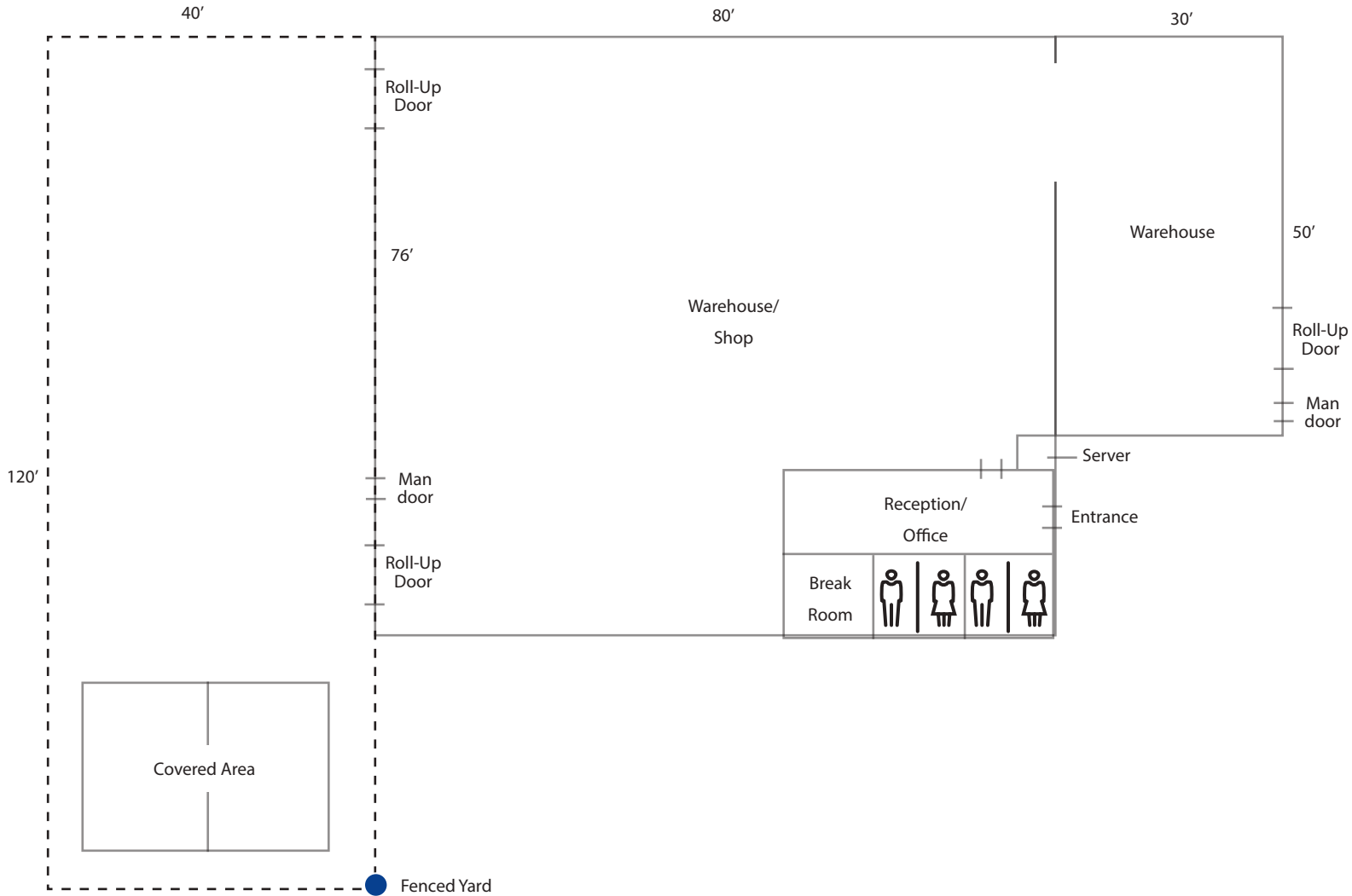
Properties like this do not last long on the market.

Size	± 7,580 SF
Rate	\$1.25 PSF, Modified Gross
Property Type	Warehouse
Zoning	C-S (Commercial Service - County)
Parking	10, On-Site
Ceiling Height	14-16'

Accelerating success.

# Floorplan

Colliers



\* Floor plan not to scale and approximate.

## Contact

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



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

# Property Gallery



Entrance



Reception/Office



Warehouse





# Property Gallery



Warehouse

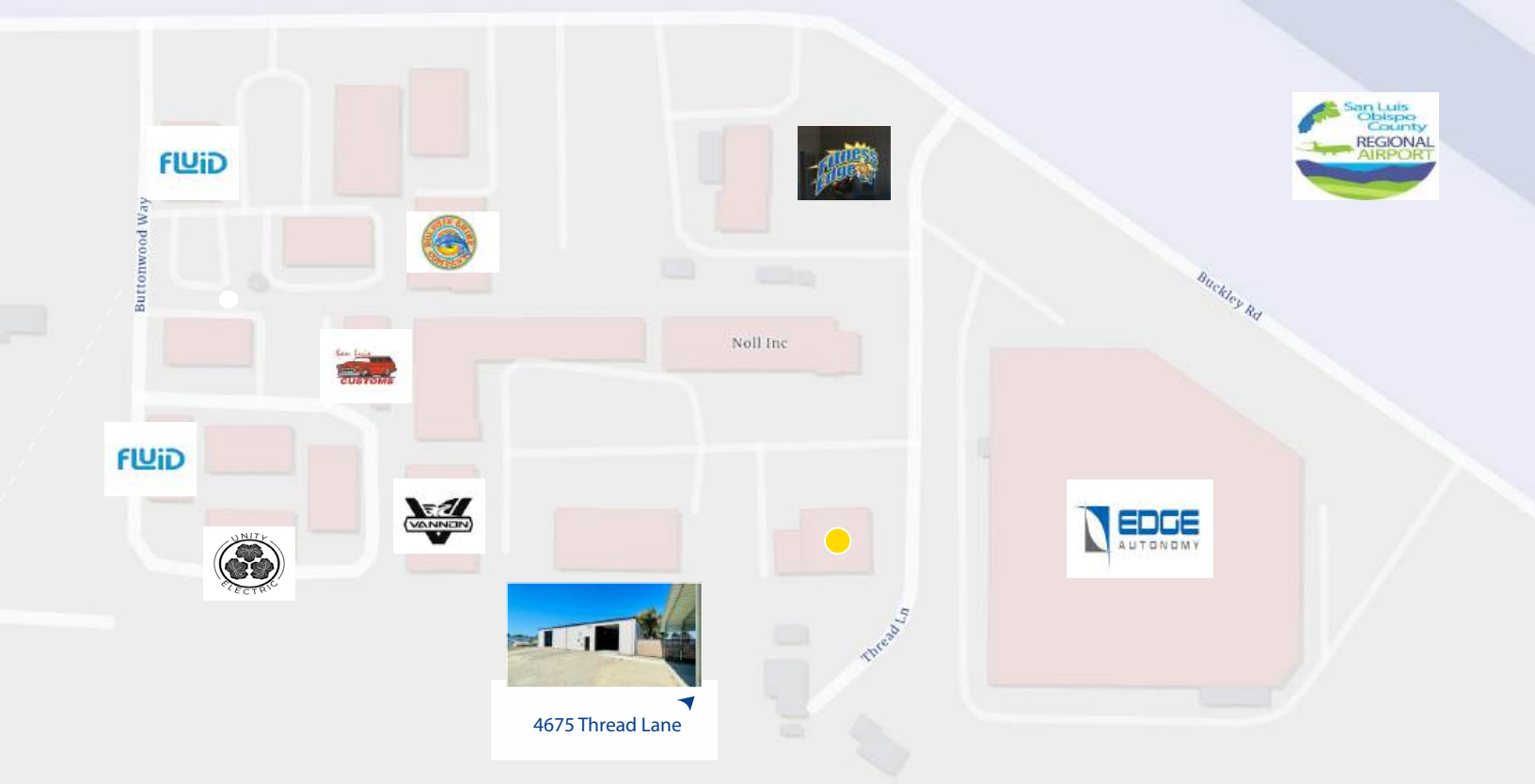


Fenced Yard



Fenced Yard





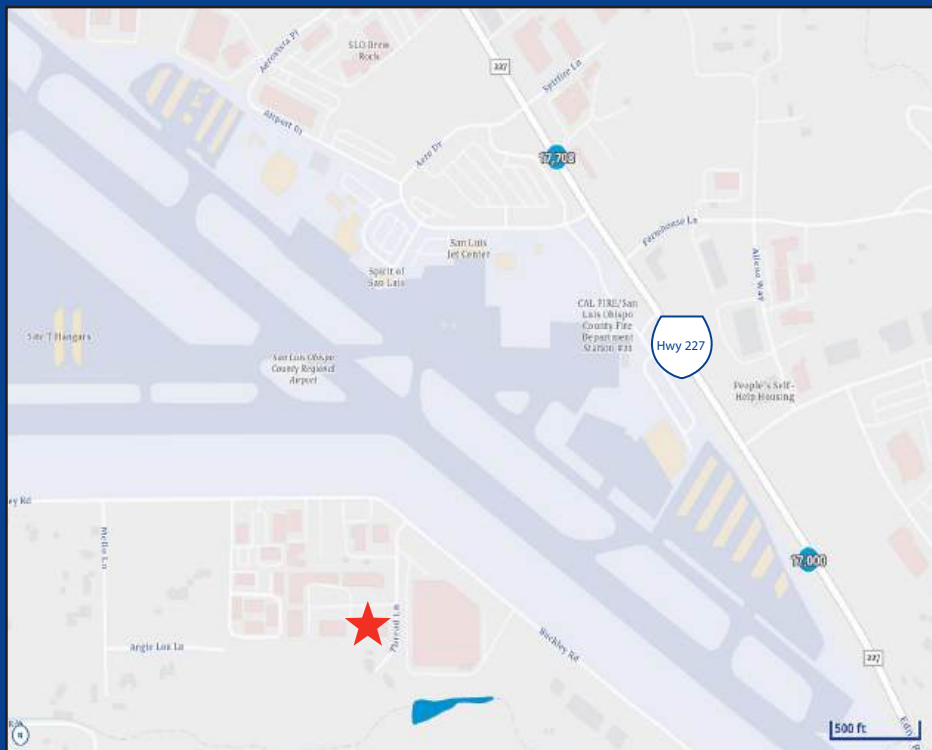
Contact:

Preston Thomas, SIOR

Senior VP | Principal

License #01378821

Office: +1 805 544 3900



Colliers | San Luis Obispo

1301 Chorro Street

San Luis Obispo, CA 93401

P: +1 805 544 3900

[www.colliers.com/SLO](http://www.colliers.com/SLO)