

For Sale

Colliers

13,184 SF Warehouse/Office Building Multi-Tenant Investment or Owner-User

615 Clarion Ct
San Luis Obispo, CA

Contact Broker

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Highlights



Warehouse



Owner-User or
Investment Opportunity



Multi-Tenant



Built 2004
Metal Construction



SLO Airport Area

Accelerating success.

615 Clarion Ct, San Luis Obispo

Property Overview

Rare modern warehouse/office building in San Luis Obispo, offering exceptional flexibility for either multi-tenant investment or owner-occupancy, in a popular modern commercial development. Built in 2004 of metal construction, this contemporary facility is currently divided into four suites. One Class A office suite is secured under a long-term lease, while the remaining space presents an outstanding opportunity for an owner-user seeking an ideal balance of office and warehouse functionality. Up to 9,367 SF is available, with flexible configurations including:

- 6,660 SF warehouse + 2,707 SF office, single user
- 3,570 SF warehouse + 5,797 SF office, single user
- Lease the three remaining suites in current configuration

With high construction costs and lack of available land, warehouse/office combo properties of this quality have become increasingly scarce in the San Luis Obispo market, making this a truly rare offering.

» Sale Price: \$3,949,000 (\$299.53/SF)



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Property Type

Warehouse/Office

Building Area

± 13,184 SF

Land Area

± 0.50 Acres

Parking

14 On-site spaces

Zoning

CS Commercial Service
(San Luis Obispo City)

Year Built

2004

Parcel No.

053-426-009

Asking Price

\$3,949,000

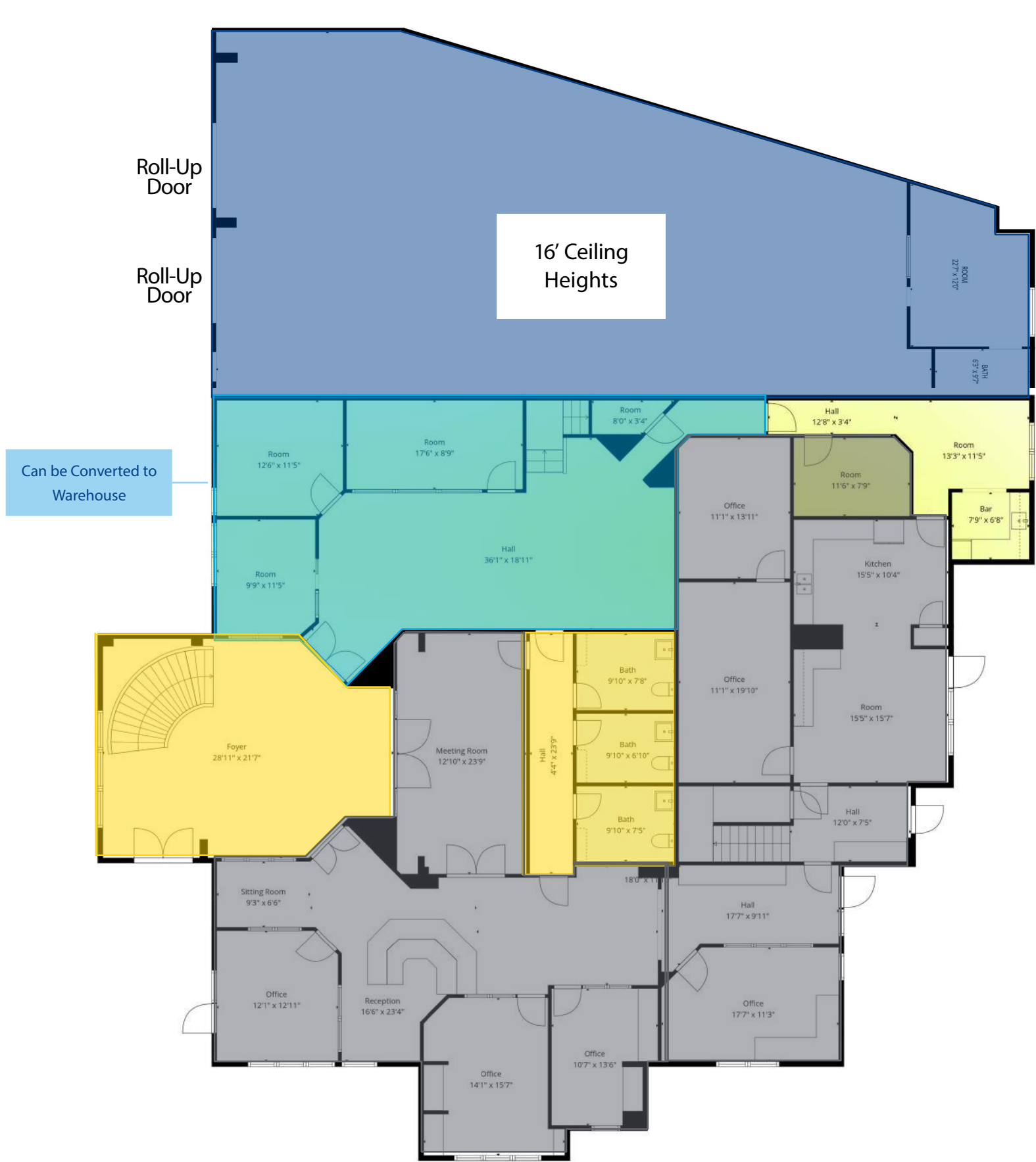
Asking Price PSF

\$299.53 PSF

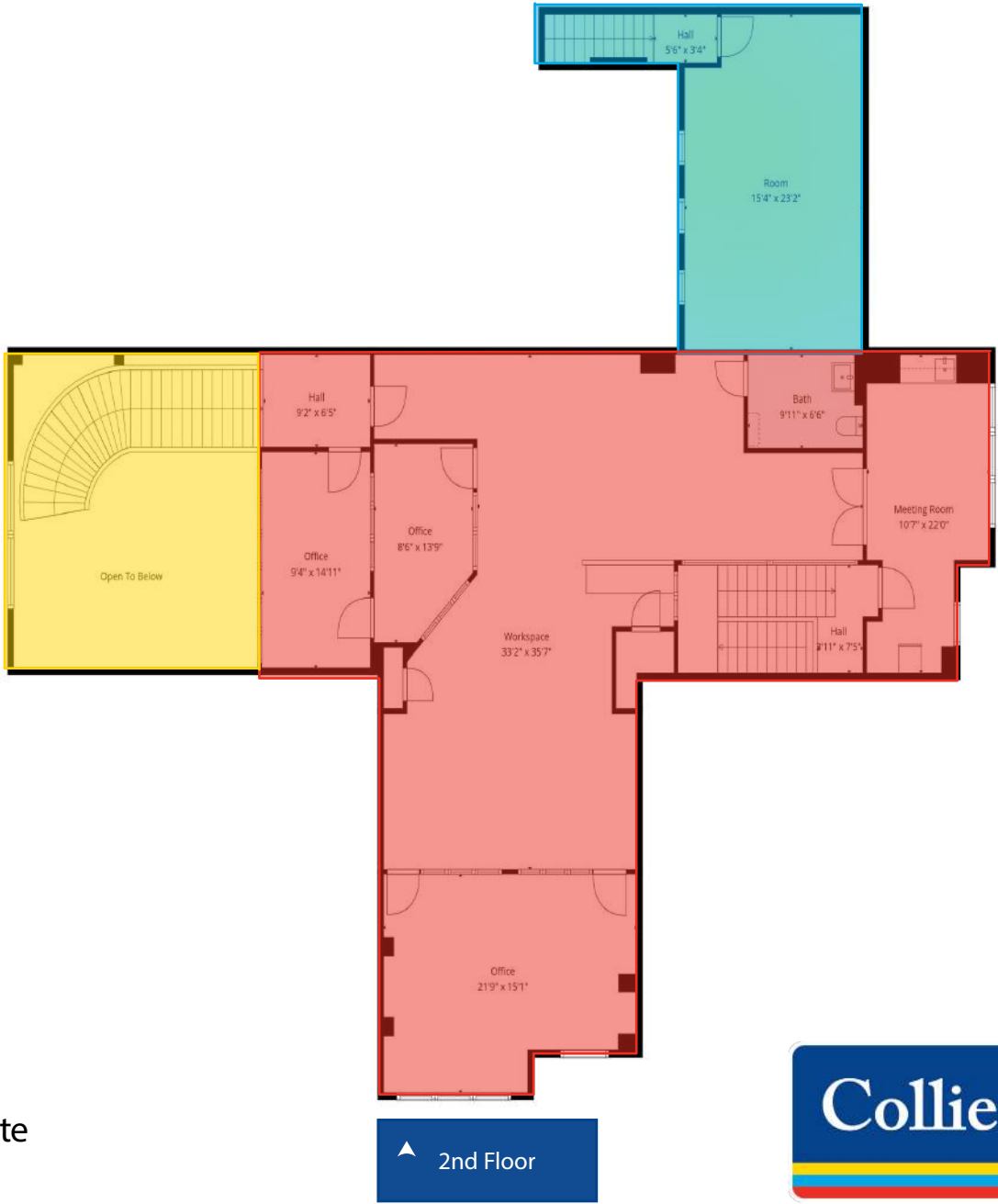
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	Ste 1 - 3,817 SF Office (Leased)
	Ste 2 - 2,707 SF 2nd Floor Office
	Ste 3 - 3,090 SF Office can be Converted to Warehouse
	Ste 4 - 3,570 SF Warehouse
	Common Area



* Plan is Approximate

Exterior



Warehouse



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Office



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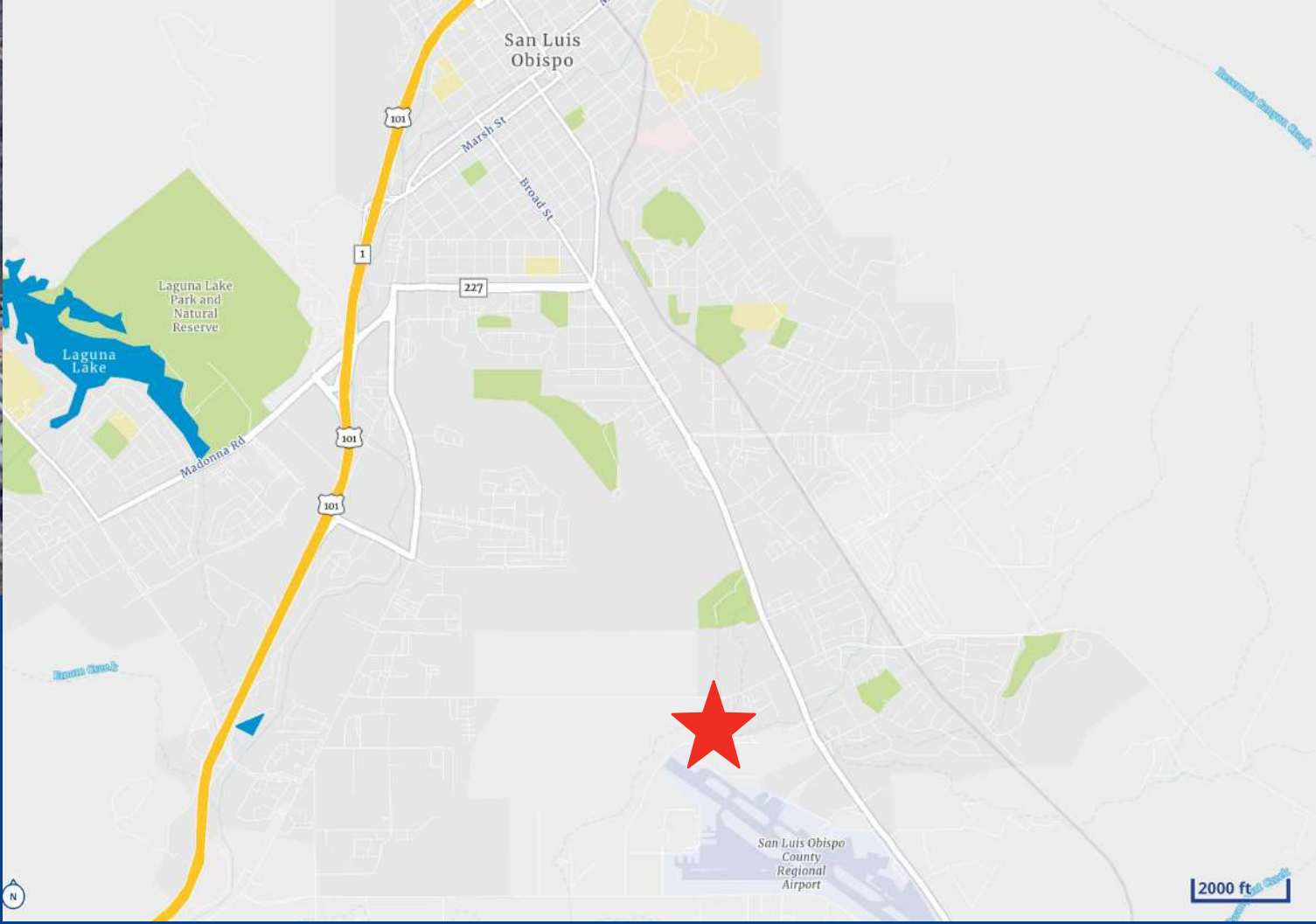
Office



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Marigold Shopping Center	
CVS	Jersey Mike's
Vons	UPS Store
Starbucks	T-Mobile
Big 5	Fantastic Sam's
Taco Bell	Old SLO BBQ
Carl's Jr.	Dignity Health
Pet MD	Planet Fitness



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Location Highlights



Adjacent to San Luis
Obispo County Airport



2.5 Miles to Highway
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