

For Sale or Lease



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New Industrial/Warehouse Buildings  
Two Buildings: 16,970 & 17,985 SF  
Metal Construction, Built 2025

928 & 938 Huston St  
Grover Beach, CA

Contact Broker

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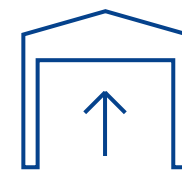
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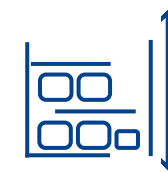
## Highlights



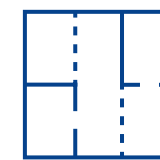
Scarce Product  
Type



15' X 15' Ground Level  
Doors



Up to 28' Ceiling  
Clear Height



Customizable  
Layout



Metal Construction  
Built 2025

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928 & 938 Huston Street, Grover Beach

# Property Overview

Discover a prime industrial warehouse opportunity in business-friendly Grover Beach! Two brand-new warehouse buildings, completed in 2025, totaling 34,995 SF (16,970 SF and 17,985 SF). These state-of-the-art metal structures, a rare find on the Central Coast, boast up to 28' ceiling heights, the tallest in the area, 15' roll-up doors, and flexible, demisable layouts ready for customization. Each building has 3 megawatts of power with the possibility for additional megawatts for AI or data center use (up to 9-10 ± megawatts possible for entire project). Designed to support a wide range of uses, from manufacturing to distribution and storage, these versatile spaces provide endless possibilities for business, in a scarce commercial real estate product type here on the Central Coast.

- » 928 Huston Street: Sale Price: \$4,100,000 / Lease Rate: \$1.55/SF/Month, NNN
- » 938 Huston Street: Sale Price: \$3,900,000 / Lease Rate: \$1.55/SF/Month, NNN
- » Flexible, Demisable Layouts Ready for Customization
- » Can be Purchased/Leased Together or Separately

- » 928 Huston Street: 17,985 ± SF Warehouse Building (APN: 060-545-030), 0.85 ± Acres (36,970 SF)
- » 938 Huston Street: 16,970 ± SF Warehouse Building (APN: 060-545-031), 0.78 ± Acres (33,977 SF)
- » Metal Building Construction, Built in 2025
- » Up to 28' Ceiling Heights, the tallest in the area
- » 15' Roll-Up Doors for easy access
- » 21 Parking Spaces per Building (42 Total)
- » 1,200 Amps, 480 Volts (3,000 Amp Capacity) - Each Building
- » Each building has 3 megawatts of power with the possibility for additional megawatts for AI or data center use (up to 9-10 ± megawatts possible for entire project)

## Contact Broker

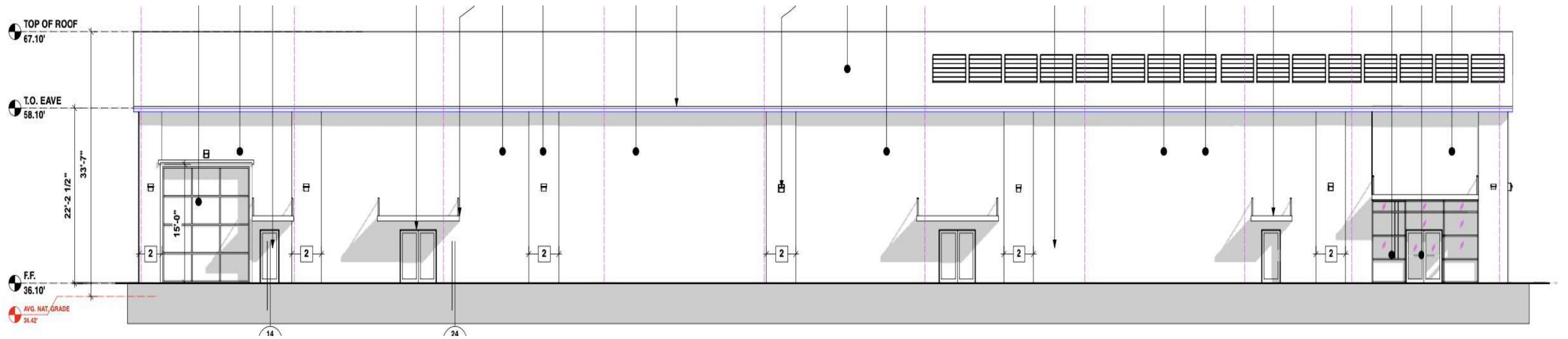
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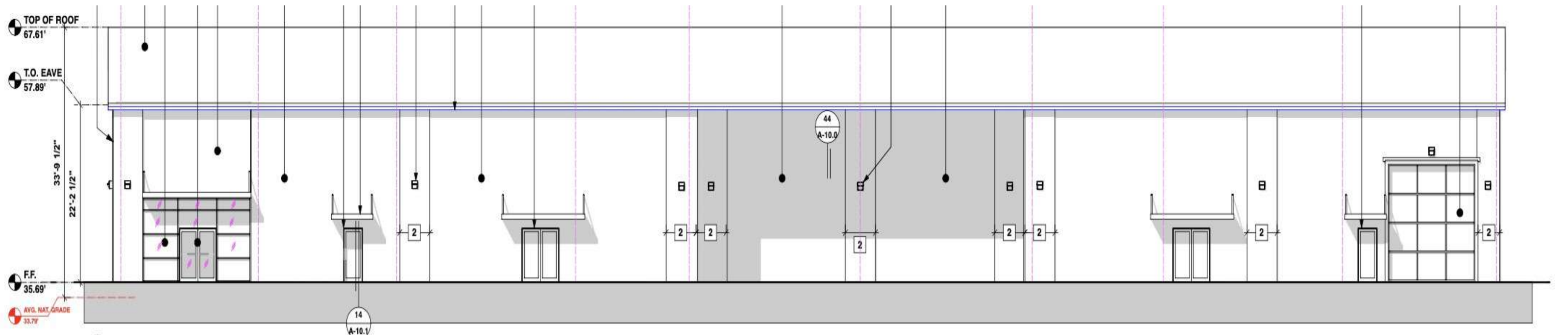




# 928 Huston Street - Elevation

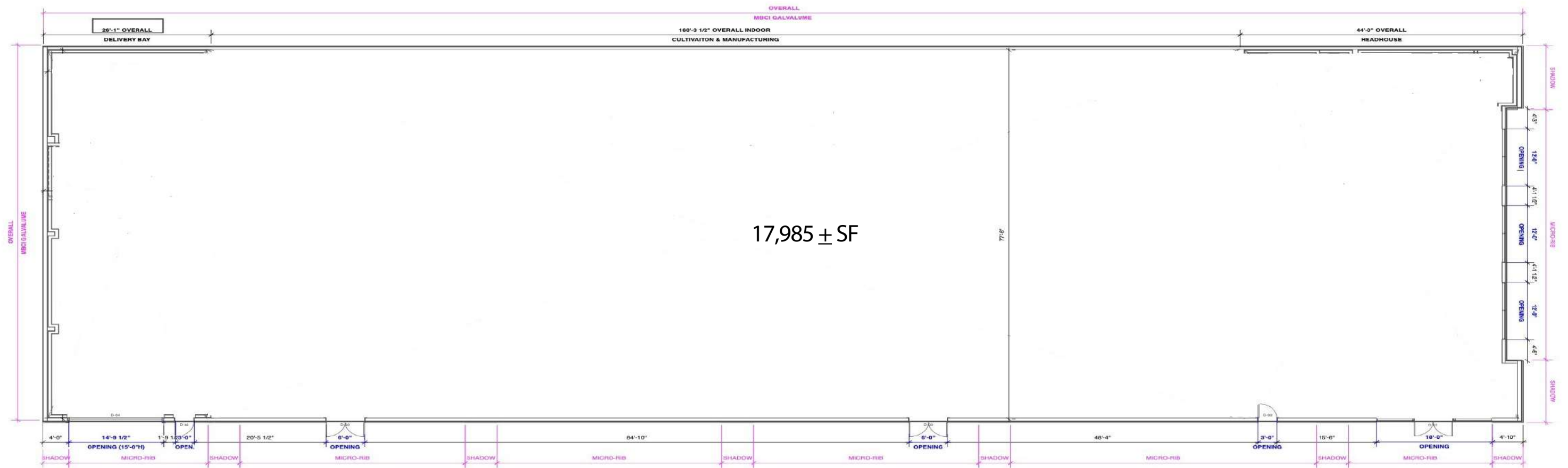


# 938 Huston Street - Elevation



928 Huston Street, Grover Beach

# Floor Plan



↑  
Roll-Up  
14'9" X 15'

\* Plan is Approximate





# Exterior

4 Industrial Lots  
Available Separate



4 Industrial Lots  
Available Separate



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# Exterior



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Interior



Colliers

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## Zoning

### Allowed Uses

Per City of Grover Beach Development Code - August 6, 2012

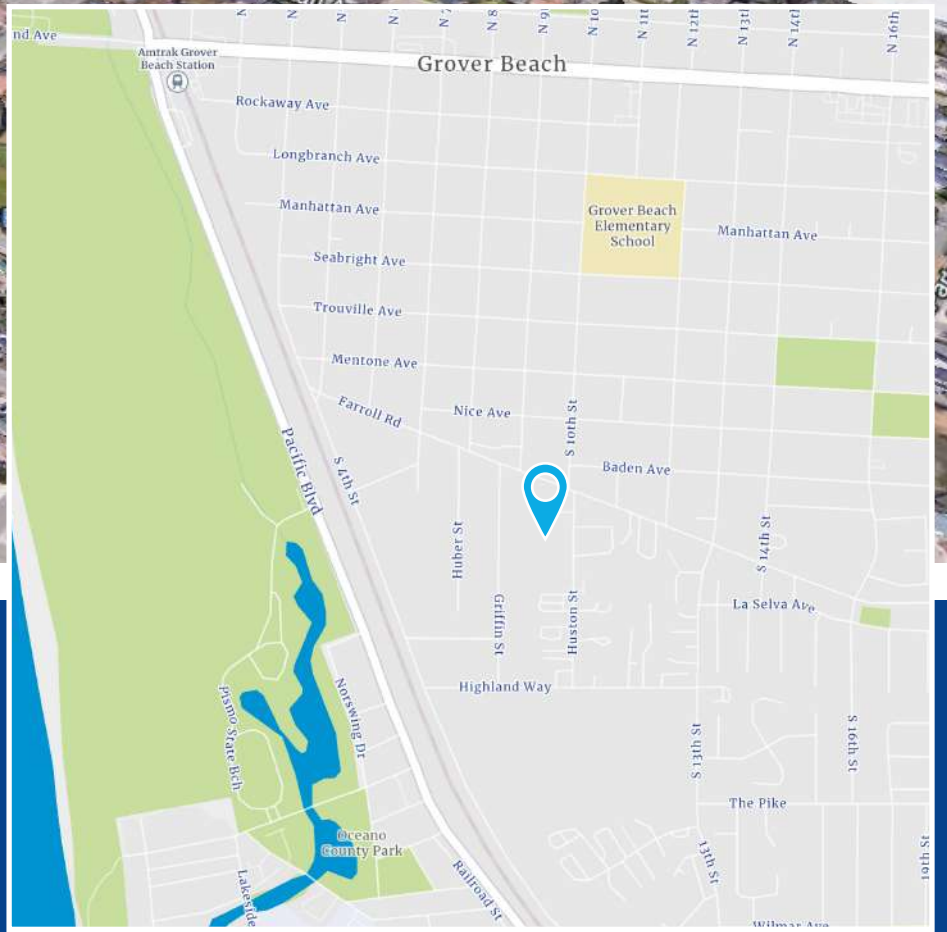
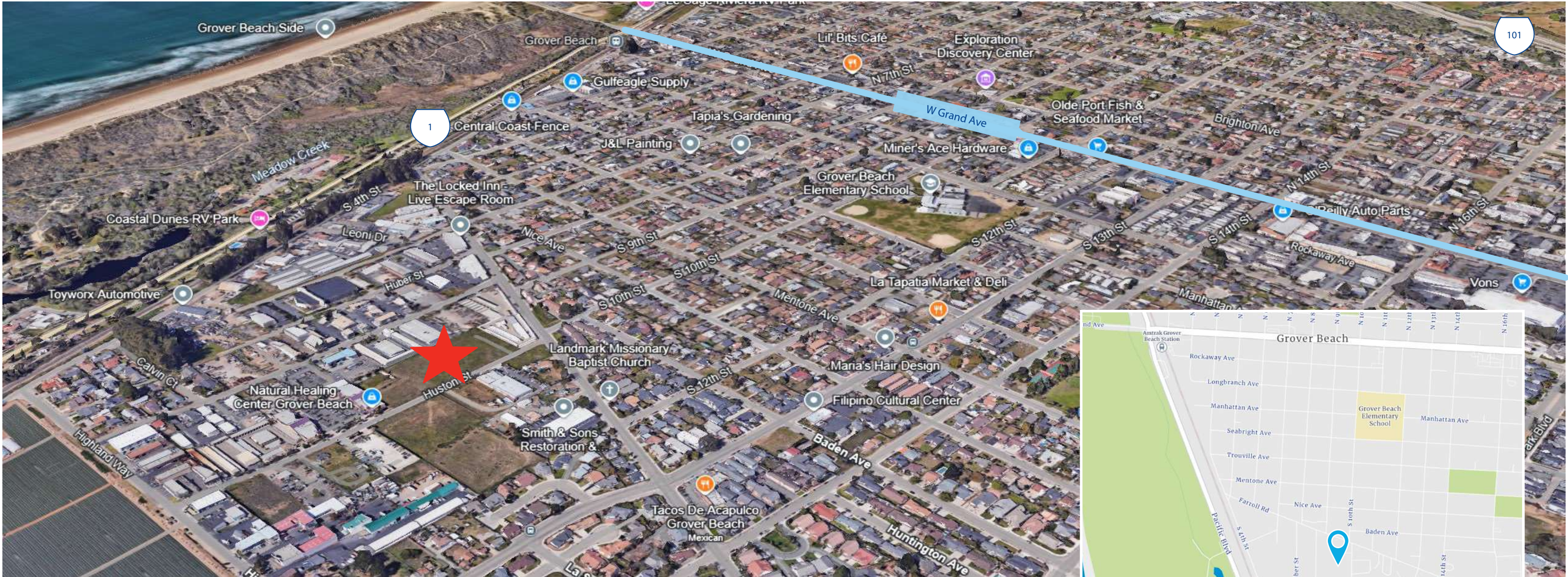
#### PURPOSE OF THE INDUSTRIAL ZONES

Industrial Zone (I). The Industrial Zone applies to areas of the City appropriate for light, medium and heavy manufacturing and assembly, industrial parks, warehouses, and similar and compatible uses. The area is also appropriate for smaller service businesses such as contractor's yards, vehicle repair and storage, and material sales and supplies. Live-work may be appropriate when compatible with surrounding uses.

	CI	CIC	I
<b>Building Placement Requirements</b>			
<b>Setbacks</b>			
Front	10'	10'	15'
Adjacent to Residential Zone	15'	NA	15'
Side	0'	0'	0'
Adjacent to Residential Zone	10'	NA	10'
Rear	0'	0'	0'
Adjacent to Residential Zone	10'	NA	10'
<b>Building Form Requirements</b>			
Building Height (max.)	35' <sup>1</sup>	25'	40' <sup>1</sup>
Coverage (max.)	50% <sup>2</sup>	50%	50% <sup>2</sup>
<b>Density Requirements</b>			
FAR (max.)	0.5 <sup>2</sup>	0.50	0.5 <sup>2</sup>
<b>Lot Requirements</b>			
Lot size (min.)	10,000 sf	10,000 sf	20,000 sf
Lot Width (min.)	60'	60'	100'
Lot Depth (min.)	100'	100'	100'
<b>Other Requirements</b>			
Landscaping (min.)	10%	10%	10%
Fences, Walls and Screening	See Section 3.10.020		
Parking	See Section 3.30		
Signs	See Section 3.50		
<b>End Note</b>			
1. Structures that exceed 18 feet in height and are located within 100 feet of a residential zone require a Use Permit.			
2. The Review Authority may increase the lot coverage to 100% and/or the FAR to 1.5 if a finding is made that the project will provide a substantial economic benefit to the City.			

Land Use	CI <sup>1</sup>	CIC <sup>1</sup>	I	Specific Use Regulations
<b>Industry, Manufacturing &amp; Processing</b>				
High Technology Uses	P	P	P	
Manufacturing, Artisan	P	P	P	Section 3.10.020
Manufacturing/Processing, Heavy	--	--	UP	Section 3.10.020
Manufacturing/Processing, Light	P	P	P	Section 3.10.020
Manufacturing/Processing, Medium	UP	--	UP	Section 3.10.020
Media Production	P	P	P	
Printing and Publishing	P	P	P	
Recycling – Processing Facilities	--	--	UP	Section 4.10.150
Storage – Warehouse	P	P	P	
Storage – Outdoor	UP	--	UP	Section 3.10.020
Storage – Personal Storage Facility	P	--	P	Section 4.10.140
Storage - Vehicles	UP	--	UP	Section 3.10.020
Wholesaling & Distribution	P	P	P	
<b>Recreation, Education &amp; Public Assembly</b>				
Commercial Recreation Facility - Outdoor	UP	UP	UP	
Health/Fitness Facility	AUP	AUP	AUP	
Meeting Facility, public or private				
≤ 3,000 sf	AUP	AUP	AUP	
> 3,000 sf	UP	UP	UP	
Studio – Art, Dance, Martial Arts	AUP	AUP	AUP	
Public or Quasi-Public Facility	UP	UP	UP	
Specialized Education/Training	UP	UP	UP	
<b>Residential</b>				
Caretaker's Residence	AUP	AUP	AUP	Section 4.10.050
Home Occupation	P	--	P	Section 6.20.070
Live/work Unit	UP	UP	UP	Section 4.10.090
<b>Retail</b>				
Accessory Retail/Service Use	P	P	P	Section 4.10.020
Adult Business	UP	--	--	Section 4.20
Automobile Service Station	UP	--	UP	
Building/Landscape Materials, Indoor	P	--	P	
Building/Landscape Materials, Outdoor	UP	--	UP	Section 3.10.020
Fuel Dealer	UP	--	UP	
General Retail	P	P	P	
Plant Nursery	P	--	P	

Land Use	CI <sup>1</sup>	CIC <sup>1</sup>	I	Specific Use Regulations
Restaurant	UP	UP	UP	
Vehicle Sales	P	--	P	
<b>Services</b>				
ATM	P	P	P	
Animal Boarding	AUP	--	AUP	
Animal Care Facilities	P	--	P	
Business Support Services	P	P	P	
Catering Service	P	P	P	
Equipment Rental	P	--	P	Section 3.10.020
Maintenance Service – Client Site Services	P	P	P	Section 3.10.020
Medical services – Clinic/Urgent Care	P	--	P	
Mortuary/Funeral Home	UP	--	UP	
Office – Business/Service	P	P	P	
Office – Processing	P	P	P	
Office – Professional	P	P	P	
Recycling – Large Collection Facilities	AUP	AUP	AUP	Section 4.10.150
Recycling – Reverse Vending Machine	P	P	P	Section 4.10.150
Recycling – Small Collection Facilities	P	P	P	Section 4.10.150
Repair Services – Large Equipment	P	--	P	Section 3.10.020
Repair Services – Small Equipment	P	P	P	
Vehicle Rental	P	--	P	
Vehicle Repair & Services	AUP	--	P	Section 3.10.020
<b>Transportation &amp; Infrastructure</b>				
Freight Terminal	--	--	UP	
Parking Facility	UP	UP	UP	
Telecommunication Facility	UP	UP	UP	Section 4.40
<b>End Note</b>				
1. Projects located in the coastal zone may require a Coastal Development Permit (See Section 6.20.040).				
<b>Legend</b>				
P	Permitted Use			
AUP	Administrative Use Permit Required			
UP	Use Permit Required			
--	Use Not Allowed			




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### Location Highlights

 Located in a popular Industrial/Warehouse area in South Grover Beach

 2 Miles to Highway 101