Industrial/Warehouse Land

Industrial Lot For Sale
Warehouse Building Approvals
Desirable Size

948 Huston Street
Grover Beach, CA

Contact Broker

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Highlights

- Multi-Tenant Warehouse Plans Approved
- Warehouse/Industrial Zone
- Flexible Floor Plan
- Level
- Ready to Build

948 Huston Street

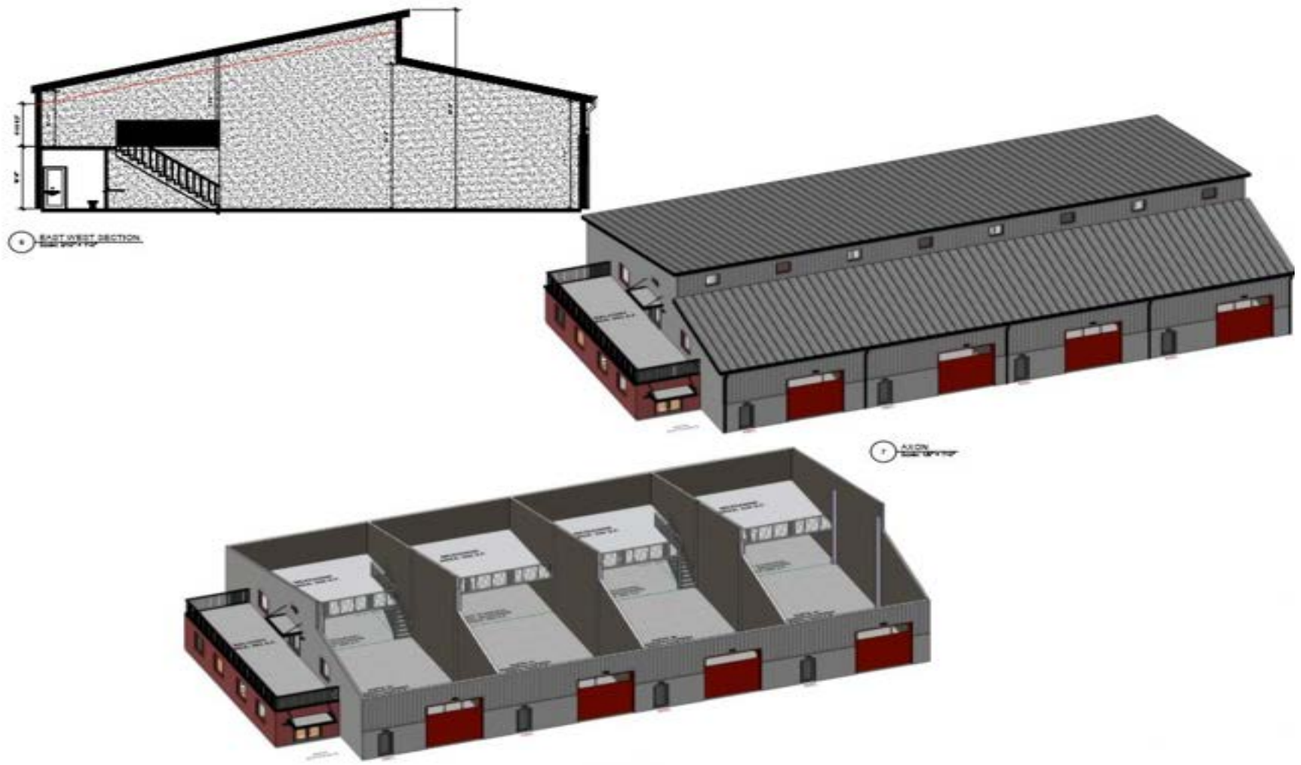
Property Overview

Prime industrial/warehouse zoned lot in Grover Beach with building approvals for a multi-tenant metal warehouse. A rare opportunity in San Luis Obispo County where warehouse land is scarce.

- 11,926 ± SF Total Building Area: Configurable as a single warehouse or divisible into four 2,000–3,000 SF suites.
- High Ceilings: Up to 32' clear height, ideal for versatile industrial uses.
- Ample Parking: Supports many use types.
- Most Popular Product Type: Small warehouse units are in high demand with ever increasing rents.
- Plans Fully Approved by the City of Grover Beach: Streamlined development process.
- Flexible Use: Perfect for owner-users or investors seeking a high-demand commercial real estate asset.
- Versatility: Versatile lot for warehouse/industrial/yard uses; current approvals optional, new project design possible.

This lot's desirable price point, building approvals, size and zoning make it a standout investment in the hot warehouse market. Don't miss out on this scarce opportunity to develop a premium warehouse property in Five Cities.

- Price: $775,000
- Lot Size: 20,845 SF Net Useable Land Size (36,970 SF Gross size minus 16,125 SF Drainage Basin)
- Zoning: I – Industrial – City of Grover Beach
- City Development Approvals: 11,926 SF metal multi-tenant building demiseable into four suites with 20 on-site parking spaces



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948 Huston Street

Approved Plans

948 HUSTON STREET
LOT C-1
GROVER BEACH, CA 93433

Colliers

4 HUSTON LOT C-1
Scale: 3/32" = 1'-0"

PROJECT DIRECTORY

ARCHITECT
HUNTER SMITH ARCHITECTURE
860 WALNUT STREET, SUITE 'B'
SAN LUIS OBISPO, CA 93401
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PH: 805-544-3380
EMAIL: DANA@HUNTERSMITHARCHITECTURE.COM

OWNER/APPLICANT
TANNER FAMILY TRUST OF 2011
2633 NORTH DEWOLF AVE
FRESNO, CA 93737-9501
CONTACT: CARY TANNER
PH: 559-269-7791

SOILS ENGINEER
GEOSOLUTIONS INC.
1021 TAMA LANE, SUITE 105
SANTA MARIA, CA 93455
CONTACT: PATRICK MCNEIL
PH: 805-614-6333

CIVIL ENGINEER
ABOVE GRADE
245 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
CONTACT: DANIELLE LAUINGER
PH: 805-540-5115

MECHANICAL ENGINEER
3C | ENGINEERING
1500 PALM STREET
SAN LUIS OBISPO, CA 93401
CONTACT: BRIAN STARRETT, PE
PH: 805-540-5308

ELECTRICAL ENGINEER
OTTO ELECTRICAL
793 E. FOOTHILL BLVD A23
SAN LUIS OBISPO, CA 93201
CONTACT: GARRETT OTTO, PE
PH: 805-439-4329

STRUCTURAL ENGINEER
ASHLEY & VANCE ENGINEERING
1413 MONTEREY ST
SAN LUIS OBISPO, CA 93401
CONTACT: CHARLES ASHLEY, SE
PH: 805-543-0010

AGENCIES & UTILITIES

CITY PLANNING & BUILDING
154 EIGHTH STREET
GROVER BEACH, CA
805-489-9657

CITY POLICE
711 ROCKAWAY AVE.
GROVER BEACH, CA
805-473-4507

SOUTHERN CALIFORNIA GAS COMPANY
633 MARSH STREET
SAN LUIS OBISPO, CA
800-427-2200

WATER AND SEWER SERVICES
154 EIGHTH STREET
GROVER BEACH, CA
805-473-4550

CHARTER COMMUNICATIONS
270 BRIDGE STREET
SAN LUIS OBISPO, CA
805-439-3401

CITY FIRE
FIVE CITIES FIRE AUTHORITY
140 TRAFFIC WAY
ARROYO GRANDE, CA 93420
805-473-5490

PUBLIC WORKS
154 EIGHTH STREET
GROVER BEACH, CA
805-473-4520

PG & E
456 HIGUERA STREET
SAN LUIS OBISPO, CA
800-473-5000

WASTEWATER SERVICES
1600 ALOHA PLACE
OCEANO, CA 93445
805-489-6666

NOISE MITIGATION MEASURE

1. CONSTRUCTION ACTIVITIES SHALL BE LIMITED ON ALL LOTS, FROM THE HOURS OF 7 AM TO 7 PM, MONDAY THROUGH FRIDAY, AND 8 AM TO 5 PM, SATURDAY AND SUNDAY.

BOUNDARY SURVEY

THE ZERO LOT LINE SOUTH EXTERIOR WALL SHALL BE ACCURATELY LOCATED BY A BOUNDARY SURVEY VERIFICATION PRIOR TO PLACEMENT.

PROJECT DESCRIPTION

THE DEVELOPMENT OF A NEW PRE-ENGINEERED METAL BUILDING FOR A MAXIMUM OF 4 INDUSTRIAL GARAGE WORKSHOPS WITH MEZZANINE.

FIRE SPRINKLER NOTE

APPROVED AUTOMATIC SPRINKLER SYSTEMS ARE REQUIRED AND SHALL BE PROVIDED IN THE NEW COMMERCIAL CANNABIS FACILITIES. REFER TO 2016 CFC 903.2 AND THE CITY'S FIRE SPRINKLER ORDINANCE

CODE COMPLIANCE

CODES: ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
-2019 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2018 IBC
-2019 CALIFORNIA RESIDENTIAL CODE (CRC), BASED ON THE 2018 IRC
-2019 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2018 UMC
-2019 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2018 UPC
-2019 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2018 NEC
-2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
-TITLE 24, PART 6 OF THE 2019 CALIFORNIA ENERGY CODE
-2019 CALIFORNIA RESIDENTIAL ENERGY STANDARDS
-2019 CALIFORNIA GREEN BUILDING CODE (CGBC)
-2019 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2018 IFC
-NFPA NATIONAL FIRE CODES
-PROJECT CONDITIONS OF APPROVAL
-CITY OF GROVER BEACH STANDARD CONDITIONS,MUNICIPAL CODES, AMENDMENTS AND PUBLISHED CODE REQUIREMENTS ON FILE AT THE COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING AND BUILDING DIVISION
-ALL OTHER CODES AND ORDINANCES ADOPTED BY THE CITY OF GROVER BEACH AGENCIES HAVING JURISDICTION OVER THIS PROJECT

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED DURING ALL CONSTRUCTION AND GROUND DISTURBING ACTIVITIES PER THE CITY OF GROVER BEACH STANDARDS.

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

HUNTER SMITH ARCHITECTURE
CONTACT: DANA HUNTER, PRINCIPAL ARCHITECT
PH: 805-544-3380

NOTE: SUBJECT TO CHANGE AS PROJECT CONSTRUCTION PROGRESSES AND GENERAL CONTRACTOR TAKES ON RESPONSIBILITY

C-1 PARKING CALCULATION

UNIT	USES	BUILDING AREAS (GROSS)	PARKING FACTOR	PARKING SPACES REQUIRED
SUITE A	MANUFACTURING/GARAGE SHOP	2,160.00 S.F.	1 SPACE/750 S.F.	2.88 SPACES
	MEZZANINE	639.00 S.F.	1 SPACE/750 S.F.	0.85 SPACES
SUITE B	GARAGE SHOP	2,160.00 S.F.	1 SPACE/750 S.F.	2.88 SPACES
	MEZZANINE	650.00 S.F.	1 SPACE/750 S.F.	0.87 SPACES
SUITE C	MANUFACTURING/GARAGE SHOP	2,160.00 S.F.	1 SPACE/750 S.F.	2.88 SPACES
	MEZZANINE	650.00 S.F.	1 SPACE/750 S.F.	0.87 SPACES
SUITE D	MANUFACTURING/GARAGE SHOP	2,160.00 S.F.	1 SPACE/750 S.F.	2.88 SPACES
	MEZZANINE	699.00 S.F.	1 SPACE/750 S.F.	0.93 SPACES
	OFFICE W/ RESTROOM	648.00 S.F.	1 SPACE/300 S.F.	2.16 SPACES
	TOTAL FLOOR AREA:	11,926.00 S.F.	TOTAL SPACES:	17.20 SPACES

		PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	COMPLIES (Y/N)
		18 SPACES	20 SPACES	YES
TOTAL BICYCLE PARKING:	7.5% X REQ. PARKING	0 SPACE	4 SPACES	YES

SHEET INDEX

TITLE
T-1.0 TITLE SHEET
T-1.2 GENERAL REQUIREMENTS

TOPOGRAPHY - *MBS LAND SURVEY*
MBS TOPOGRAPHIC MAP

ARCHITECTURAL SITE
CA-1.0 SITE PLAN 1"= 10'-0"
CA-1.1 PUBLIC IMPROVEMENT PLAN 1"= 10'-0"
CA-2.0 GRADING AND DRAINAGE 1"= 10'-0"
CA-8.0 SITE SECITON 3/32"= 1'-0"
CA-9.0 SITE ELEVATION 3/32"= 1'-0"

L-1.0 LANDSCAPE PLAN 3/32"= 1'-0"

ARCHITECTURE
A-1.0 FIRST FLOOR DIMENSIONAL PLAN 1/8"= 1'-0"
A-1.1 FIRST FLOOR PLAN 1/8"= 1'-0"
A-2.0 MEZZANINE DIMENSIONAL PLAN 1/8"= 1'-0"
A-2.1 MEZZANINE FLOOR PLAN 1/8"= 1'-0"
A-3.0 DOOR & WINDOW SCHEDULE
A-6.0 SECURITY PLAN 1/8"= 1'-0"
A-7.0 ROOF PLAN 1/8"= 1'-0"
A-8.0 SECTIONS 3/16"= 1'-0"
A-9.0 EXTERIOR ELEVATIONS 1/8"= 1'-0"

TOTAL: 17 PAGES

PROJECT DESCRIPTION: LOT C-1

DEVELOPMENT CONSISTS OF:

NEW CONSTRUCTION OF PRE-ENGINEERED METAL BUILDING FOR A MAXIMUM OF 4 INDUSTRIAL GARAGE WORKSHOPS.

PROJECT STATISTICS

PROJECT ADDRESS:	948 HUSTON STREET , GROVER BEACH, CA 93433
APN#	060-545-038
ZONE:	INDUSTRIAL (I)
LOT SIZE:	36,970 S.F.
NUMBER OF UNITS:	1

BUILDING SUMMARY

USE:	INDUSTRIAL WORKSHOPS	
OCCUPANCY:	B, S-1	
TYPE CONSTRUCTION:	V-B WITH FIRE SPRINKLER, NFPA-13	
NUMBER OF STORIES:	1 W/ MEZZANINE	
OCCUPANT LOAD:		
NUMBER OF EXITS:	2	
SEISMIC DESIGN CATEGORY:	D2	
RISK CATEGORY:	II	

DEVELOPMENT STANDARDS 2.40.040

GENERAL STATISTICS:

		PROPOSED	
GROSS LOT AREA:		36,970 S.F.	
BUILDING FOOTPRINT:		9,293.5 S.F.	
WORKSHOPS	USES	BUILDING AREAS (GROSS)	
SUITE A	MANUFACTURING/GARAGE SHOP	2,160.00 S.F.	
	MEZZANINE	639.00 S.F.	
SUITE B	MANUFACTURING/GARAGE SHOP	2,160.00 S.F.	
	MEZZANINE	650.00 S.F.	
SUITE C	MANUFACTURING/GARAGE SHOP	2,160.00 S.F.	
	MEZZANINE	650.00 S.F.	
SUITE D	MANUFACTURING/GARAGE SHOP	2,160.00 S.F.	
	MEZZANINE	699.00 S.F.	
	OFFICE W/ RESTROOM	648.00 S.F.	
	BALCONY	603.00 S.F.	
FAR:		0.44	0.5 MAX
LOT COVERAGE BY STRUCTURE:		9,293.5 S.F.	50% MAX
LOT COVERAGE BY PAVING:			
	IMPERVIOUS	6,081.1 S.F.	
	PERVIOUS	2,914.5 S.F.	
LOT COVERAGE BY LANDSCAPING:		18,680.9 S.F.	10% MIN
BUILDING HEIGHT ABOVE NAT. GRADE:		-	-
BUILDING HEIGHT ABOVE SLAB:		32'-0"	40'-0" MAX

YARD SETBACKS:

FRONT		15'0" S.B.	15'0"
LEFT SIDE		0" S.B.	0'
RIGHT SIDE		66'8" S.B.	0'
REAR		*116'0" S.B.	* DRAINAGE BASIN EASEMENT

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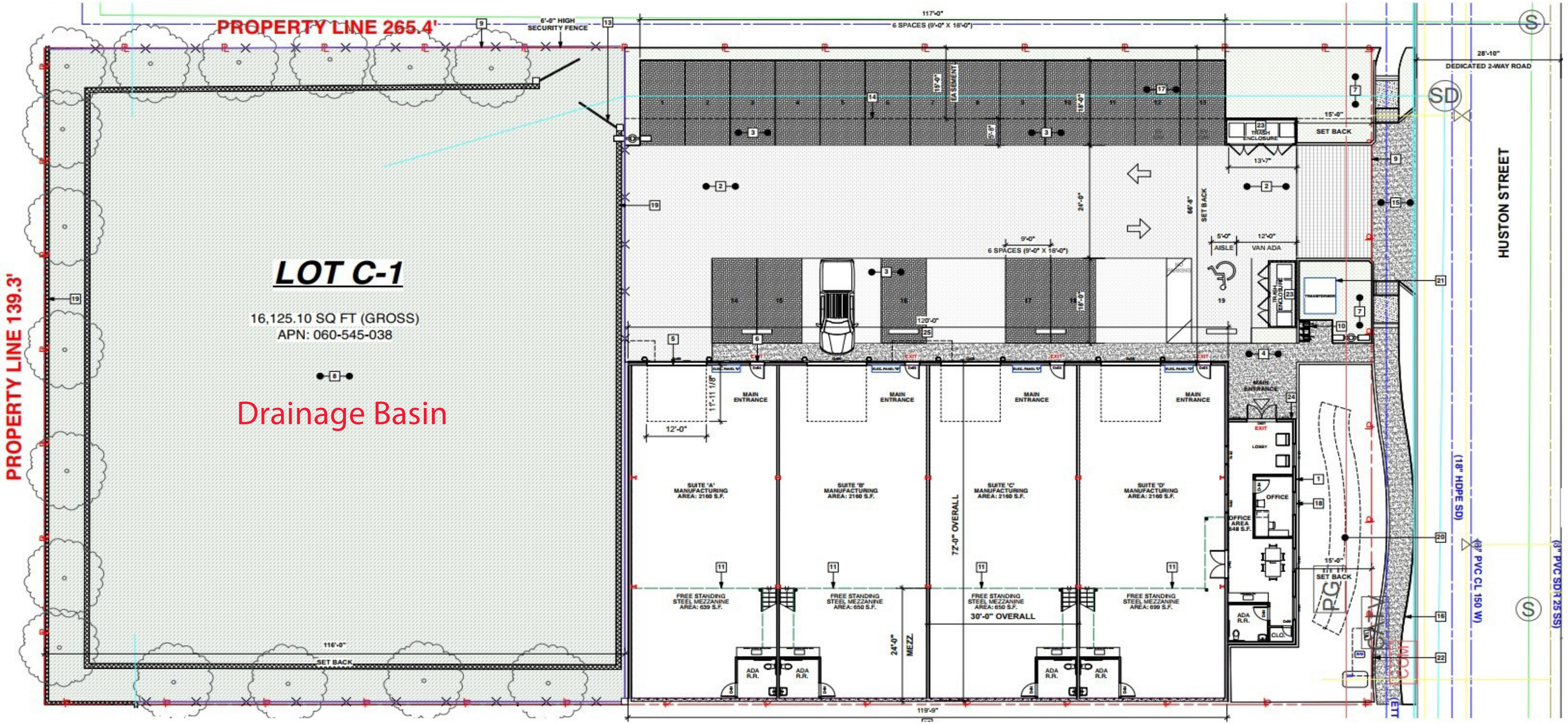
Approved Plans



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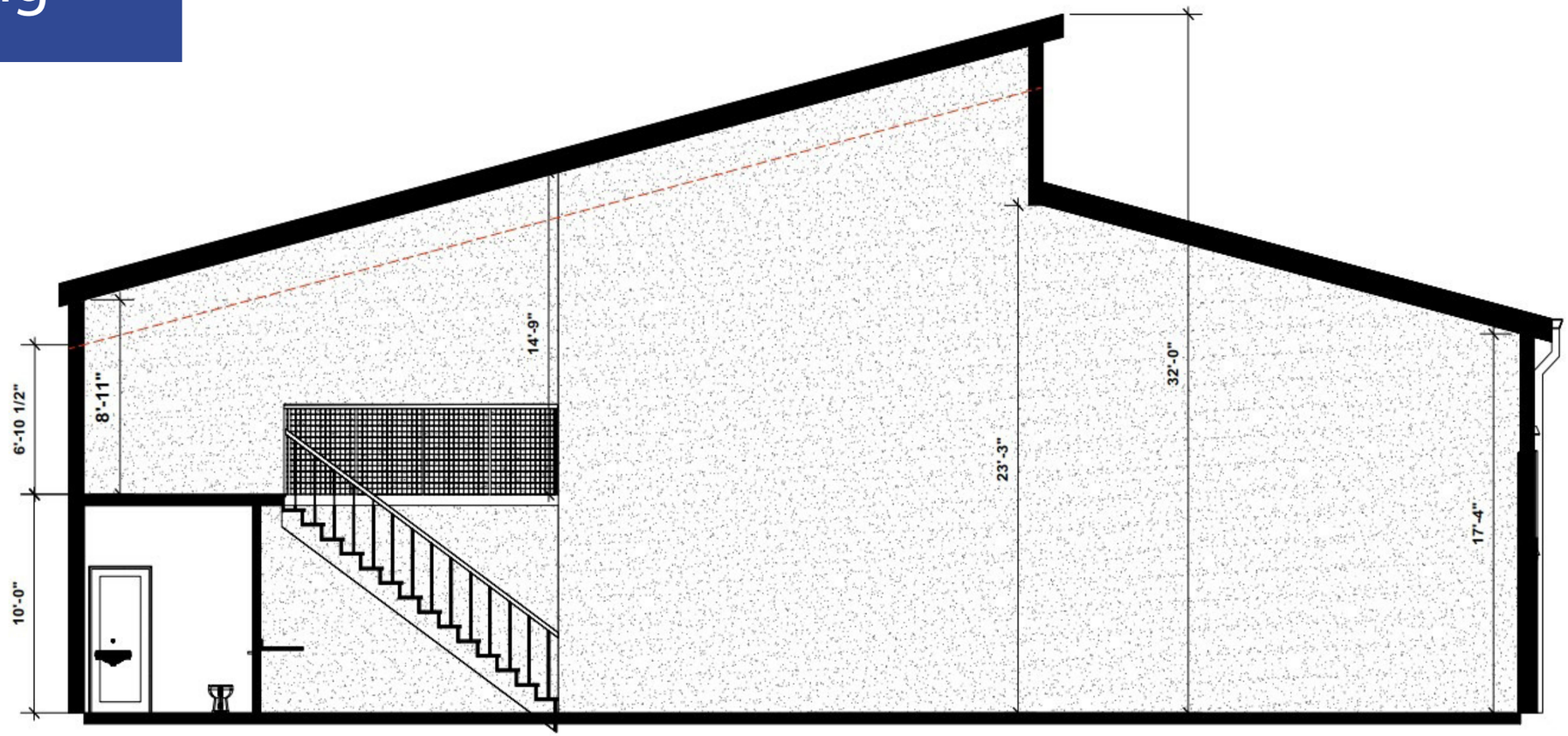
948 Huston Street

Rendering



6 EAST WEST SECTION
Scale: 3/16" = 1'-0"

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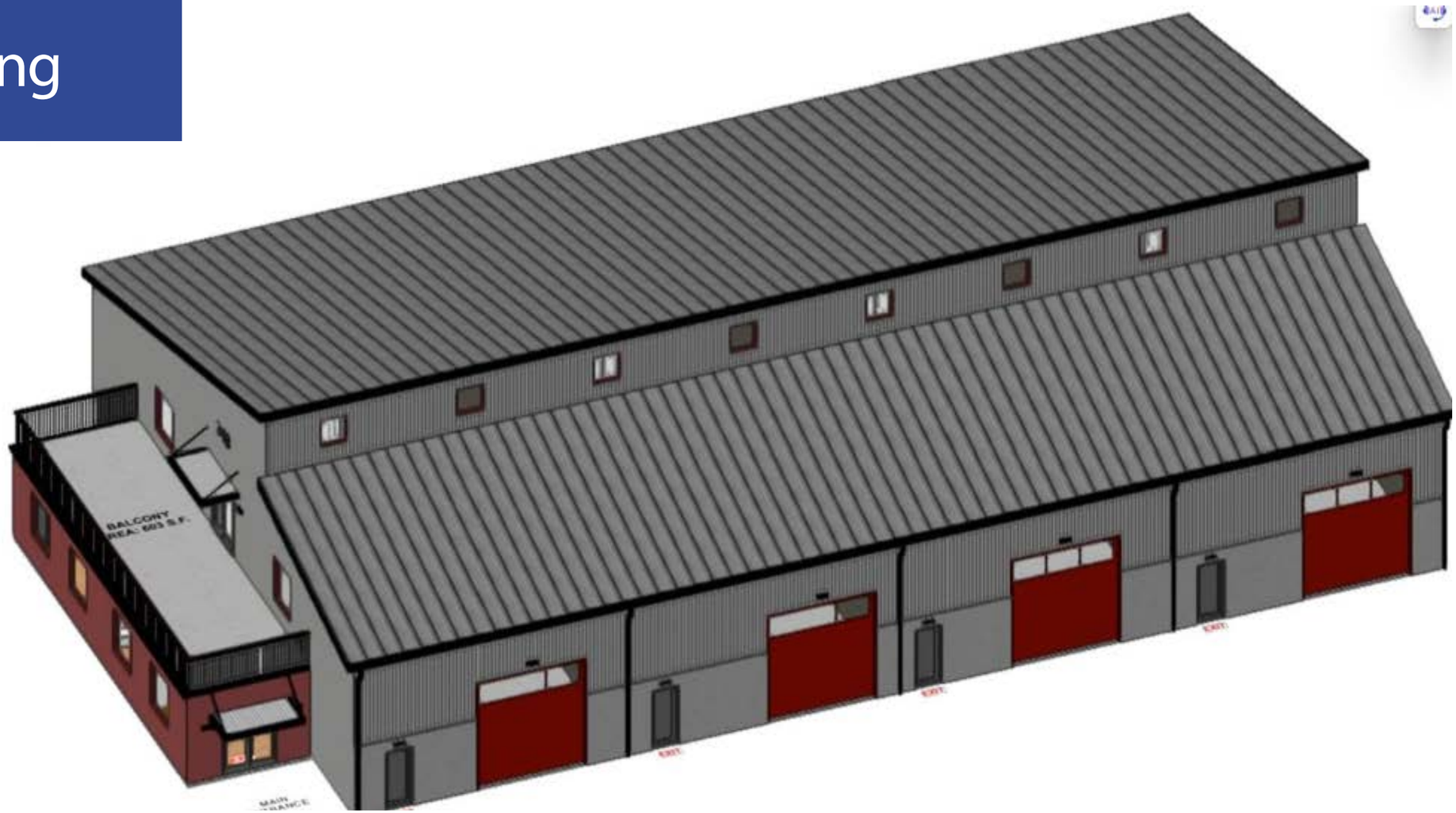

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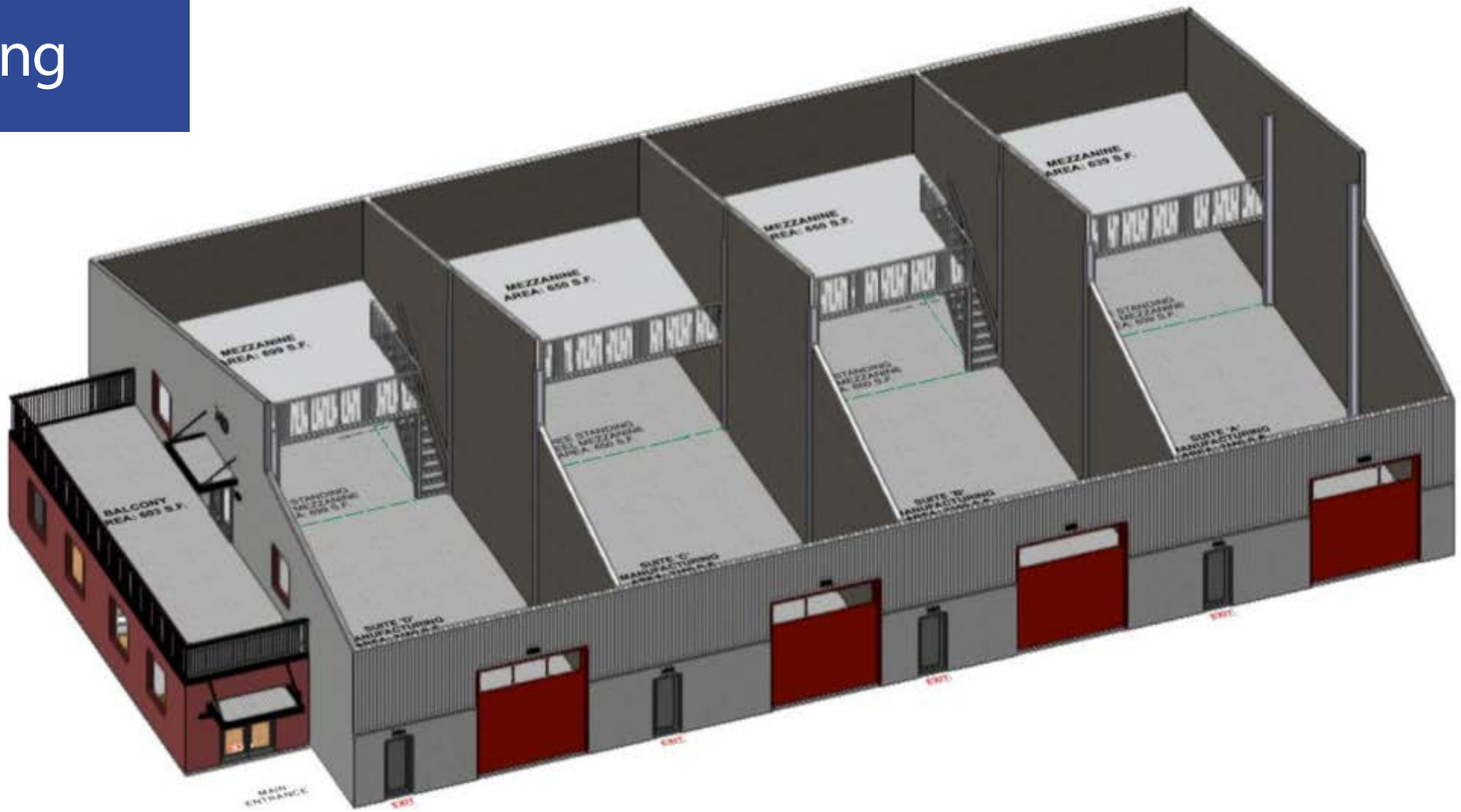

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948 Huston Street

Zoning

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.

Table 2.7. Industrial Zones Development Standards

	CI	CIC	I
Building Placement Requirements			
Setbacks			
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'
Building Form Requirements			
Building Height (max.)	35' [1]	25'	40' [1]
Coverage (max.)	50% [2]	50%	50% [2]
Density Requirements			
FAR (max.)	0.5 [2]	0.50	0.5 [2]
Lot Requirements			
Lot size (min.)	10,000 sf	10,000 sf	20,000 sf
Lot Width (min.)	60'	60'	100'
Lot Depth (min.)	100'	100'	100'
Other Requirements			
Landscaping (min.)	10%	10%	10%
Fences, Walls and Screening	See Section 3.10.020		
Parking	See Section 3.30		
Signs	See Section 3.50		

End Note

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.

Allowed Uses

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

Table 2.6. Industrial Zones Allowable Land Uses and Permit Requirements

Land Use	CI [1]	CIC [1]	I	Specific Use Regulations
Industry, Manufacturing & Processing				
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	
Recreation, Education & Public Assembly				
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	
Residential				
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
Retail				
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	

Table 2.6. Industrial Zones Allowable Land Uses and Permit Requirements

Land Use	CI [1]	CIC [1]	I	Specific Use Regulations
Restaurant	UP	UP	UP	
Vehicle Sales	P	--	P	
Services				
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
Transportation & Infrastructure				
Freight Terminal	--	--	UP	
Parking Facility	UP	UP	UP	
Telecommunication Facility	UP	UP	UP	Section 4.40

End Note

1. Projects located in the coastal zone may require a Coastal Development Permit (See Section 6.20.040).

Legend

P Permitted Use
AUP Administrative Use Permit Required
UP Use Permit Required
-- Use Not Allowed

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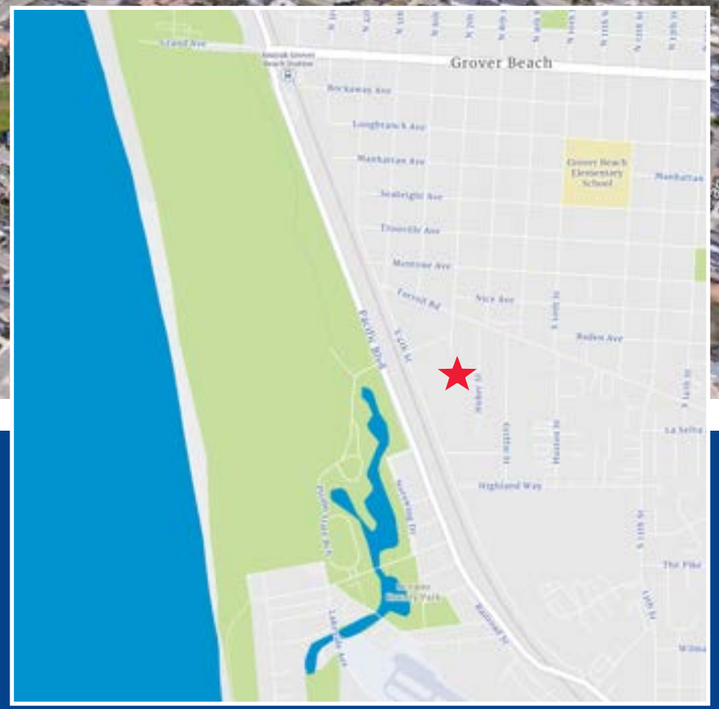

Colliers

Accelerating success.

Contact Broker

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Location Highlights

Located 1/2 Mile to the Ocean

2 Miles to Highway 101