

**FOR
LEASE**

**3424 & 3432 Roberto Court, San Luis Obispo, CA
4 Units Available August 1, 2020**



3450 Broad Street, Suite 101
San Luis Obispo, CA 93401
805-548-8686
CentralCommercialGroup.com

Hank Niezen
805-748-2645
hniezen@centralcommercialgroup.com
BRE# 01831075

FOR LEASE

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Property Characteristics

Highly sought after industrial warehouse spaces located in the Sacramento Industrial Corridor southwest of Orcutt and Broad Street. Buildings are perfect for warehousing, distribution and light industrial businesses. Available on August 1, 2020. Individual sizes ranging from approximately 1,521 sf up to 10,366 sf. Take all of it or a single unit. Lease rates starting at \$2000 per month gross, makes this one of the most cost-effective industrial spaces available on the market. 3424 Roberto Court is approximately 10,366 sf with a 16' ceiling height, loading docks, large roll-up doors and approximately 3,000sf of office space. 3432 Roberto Court suites A, B and C/D combine for approximately 6,776 with 14' ceiling heights. All suites have bathrooms, but no offices. All units have plenty of power.

3424 Roberto: +/- 10,368 SF - \$11,500/mo mod gross

3432 Roberto:

Suite A: **LEASED** +/- 1,659 SF - \$2,000/mo mod gross

Suite B: +/- 1,539 SF - \$2,000/mo mod gross

Suite C: **LEASED** +/- 1,521 SF - \$4,000/mo mod gross

Suite D: +/- 1,539 SF - \$2,000/mo mod gross

Power: 3 phase onsite



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3424 Roberto Court – 10,366 SF



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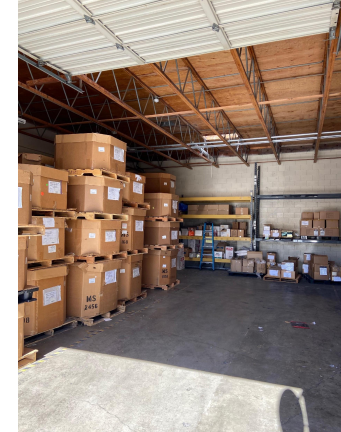
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3432 Roberto Court, Suite A – 1716 SF

3432 Roberto Court, Suite B – 1628 SF



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3432 Roberto Court, Suite C/D – 3,432 SF



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