

FOR LEASE

Warehouse - Industrial Space - Winery Production Facility

2127 Vanderlip Ct., Ste. C
Paso Robles, CA 93446



Improved Warehouse and Production space currently used by a Winery with a permit to produce 1,000 cases per year. Perfect for a Winery, Caterer or any other manufacturing or production activity.



CONTACT US

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DRE #02055441



PACIFICA
COMMERCIAL REALTY

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PROPERTY HIGHLIGHTS

- Zoned Commercial C3
- First Floor:
 - +/- 3,200 sf ground floor includes
 - +/- 800 sf of conditioned front office/lobby private office, ADA restroom space
 - +/- 650 sf of refrigerated storage space (currently used for wine storage)
- Second Floor:
 - +/- 650 sf of Mezzanine space
 - Adjacent +/- 600 sf light storage mezzanine
- Outdoor Space:
 - +/- 920 sf of fenced space for patio or outside yard
- Three 14" Rolling Doors (one to street, one to refrigerated storage, one to yard)



PROPERTY OFFERING

- Available May 1st, 2022
- \$4,500 per month + NNN
- NNN estimated at \$800 per month

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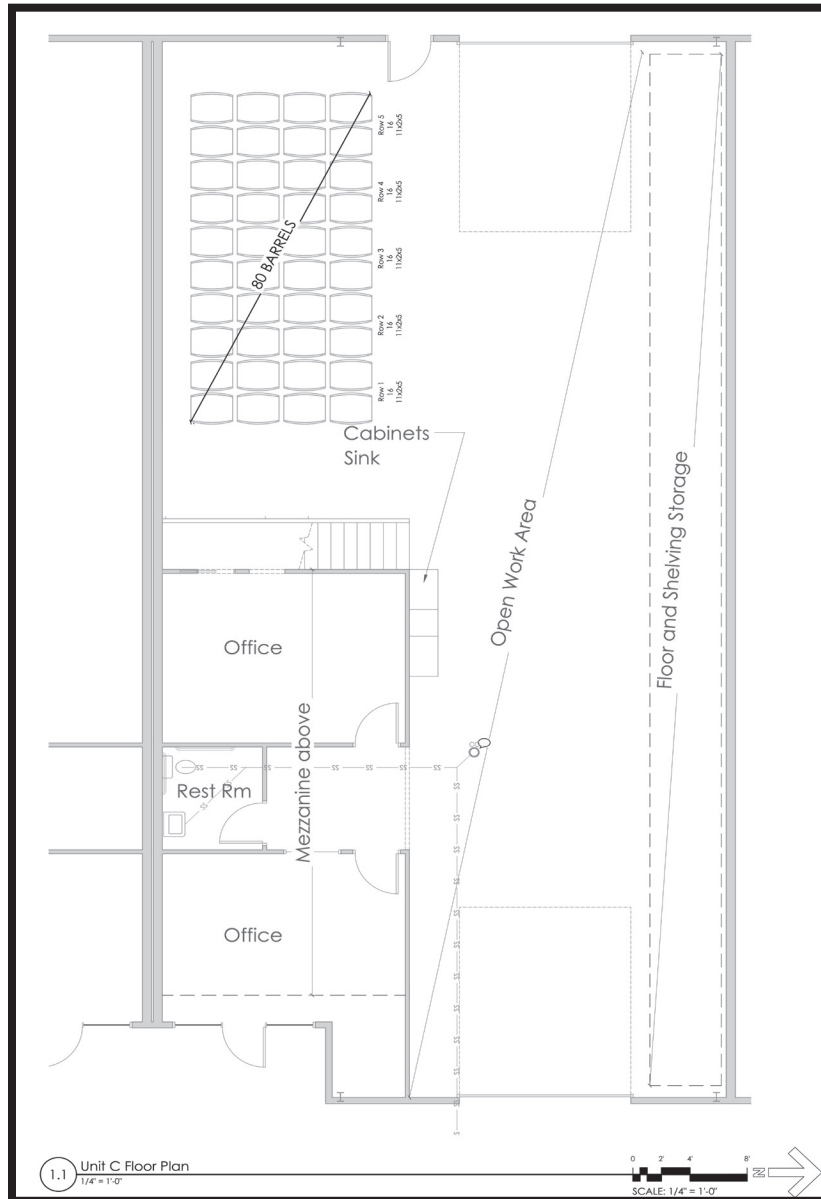


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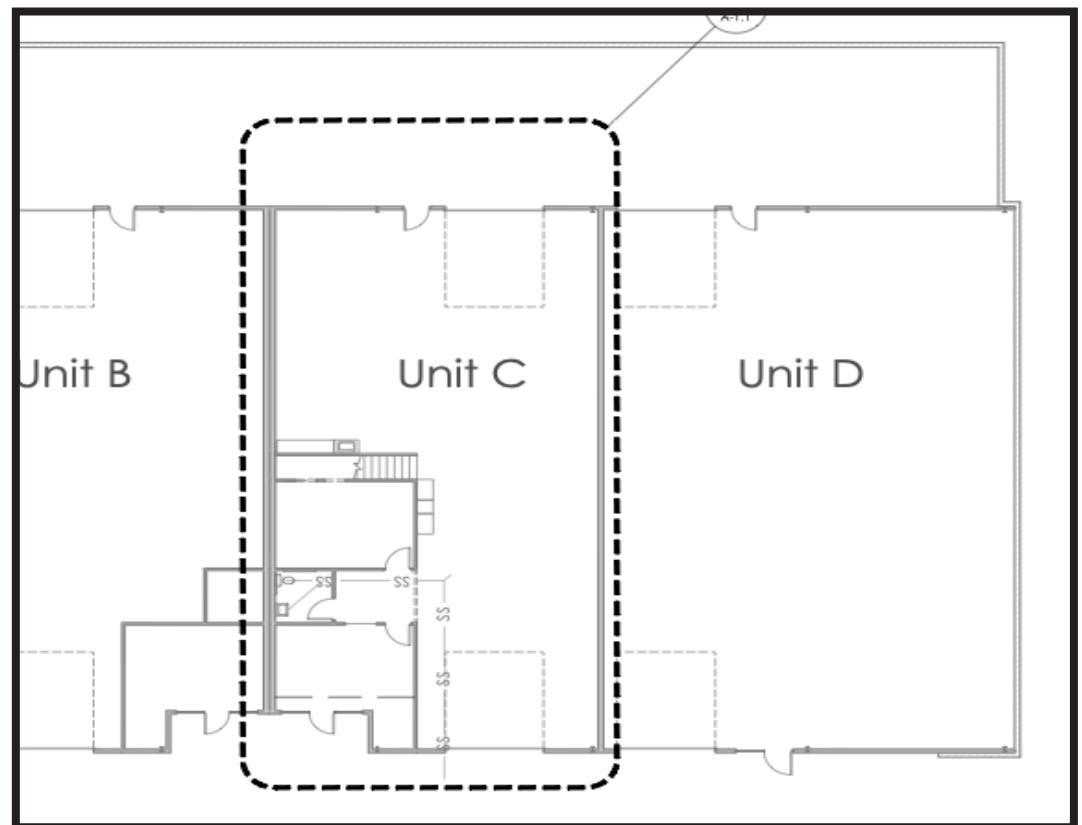
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Floor Plan



Site Plan



PASO ROBLES AREA



Even though Paso Robles has been regarded as California's hot "new" destination, Paso remains true to its roots. With a past and present as rich and colorful as it's rolling hills, Paso welcomes travelers as locals. The people of Paso unselfishly share everything about their city that does them proud, from its beautiful climate to its endless activities and places of interest.

Paso Robles is famous for its hardy pioneer history and is known internationally for its hundreds of premium wineries. Paso is centrally located between San Francisco and Los Angeles along California's Central Coast. Whether you are looking for a weekend get-away or business development opportunities, the City and people of Paso say "welcome."



GOLF - The scenic town of Paso Robles is one of California's best kept secrets. With four golf courses you have a reason to stay awhile and enjoy the local wine and food scene.



Entertainment - Nestled on a picturesque, oak-dotted hillside, featuring a variety of music and entertainment. Vina Robles Amphitheater was named one of North America's "Must Play Venues of 2016" by music industry publication Amplify.

RV Camping - For those whose traveling ways mean hittin' the dusty trail RV style. Pull in and park in one of Paso's highly rated RV parks. Cava Robles, Wine Country RV Resort, Vines RV Resort, and Paso Robles RV Ranch & Campground are just a few in the area.



PR Event Center - The PREC is an entertainment complex. Opened in 1946 for the annual "California Mid-State Fair." In addition to the fair, it also host trade shows, conventions, private parties, Horsing events, rodeos and concerts to some of the biggest names in the industry.



During a visit to Paso Robles Wine Country, you'll discover award-winning wines, a historic downtown, delicious restaurants, and breathtaking views around each corner. There is something to please everyone with over 200 wineries and 40,000 vineyard acres focussing on premium wine production. The distinct microclimate and diverse soils, combined with warm days and cool nights, make the growing conditions ideal, producing more than 40 wine varietals.

DISCLAIMER

This Brochure contains select information pertaining to the Property, and does not purpose to be all-inclusive or contain all or part of the information which prospective investor(s), tenant(s), landlord(s), seller(s), and or buyer(s) may require to purchase or lease the property. The information contained in this Brochure has been obtained from sources believed to be reliable. All information is presented “as is” without representation or warranty of any kind. All references to acreages, square footage, and other measurements are approximations. All parties are advised to independently verify the accuracy and completeness of any and all information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS BROCHURE IS SOLELY AT YOUR OWN RISK.

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