



1740

COMMERCE WAY
PASO ROBLES, CA

FOR SALE

OFFERING PRICE: \$4,800,000

±40,180 SF Industrial Facility with Warehouse & Office
Situated on 2.01 Acres

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COMMERCIAL REAL ESTATE SERVICES
CENTRAL CALIFORNIA

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

1740 COMMERCE WAY, PASO ROBLES, CA |

OFFERING PRICE: \$4,800,000

PROPERTY OVERVIEW

1740 Commerce Way features a functional blend of warehouse and office, including approximately ~32,500 SF of warehouse space and ~7,680 SF of finished office space across two levels. Ready to go for manufacturing, the facility offers an efficient warehouse layout, multiple grade-level loading doors, 3-phase electrical service, and approximately 17-foot clear warehouse height.

The property has been extensively upgraded and is well-positioned for immediate owner occupancy. Recent improvements include new asphalt paving, interior and exterior paint, HVAC replacements, and professionally cleaned office carpeting. The building offers ample power to accommodate a wide range of manufacturing operations, is fully insulated, and features efficient climate control with forced-air heating and air conditioning throughout the office, along with warehouse space heaters and swamp coolers for the manufacturing area.

HIGHLIGHTS:

- ±40,180 SF industrial manufacturing facility
- ±2.01-acre parcel
- ±32,500 SF warehouse / ±7,680 SF office
- Multiple grade-level roll-up loading doors
- Heavy 3-phase electrical service
- Fully Sprinklered
- *Opportunity to purchase with adjacent 1750 Commerce Way for a combined ±65,984 SF industrial campus at a discounted package price of \$7,650,000*



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



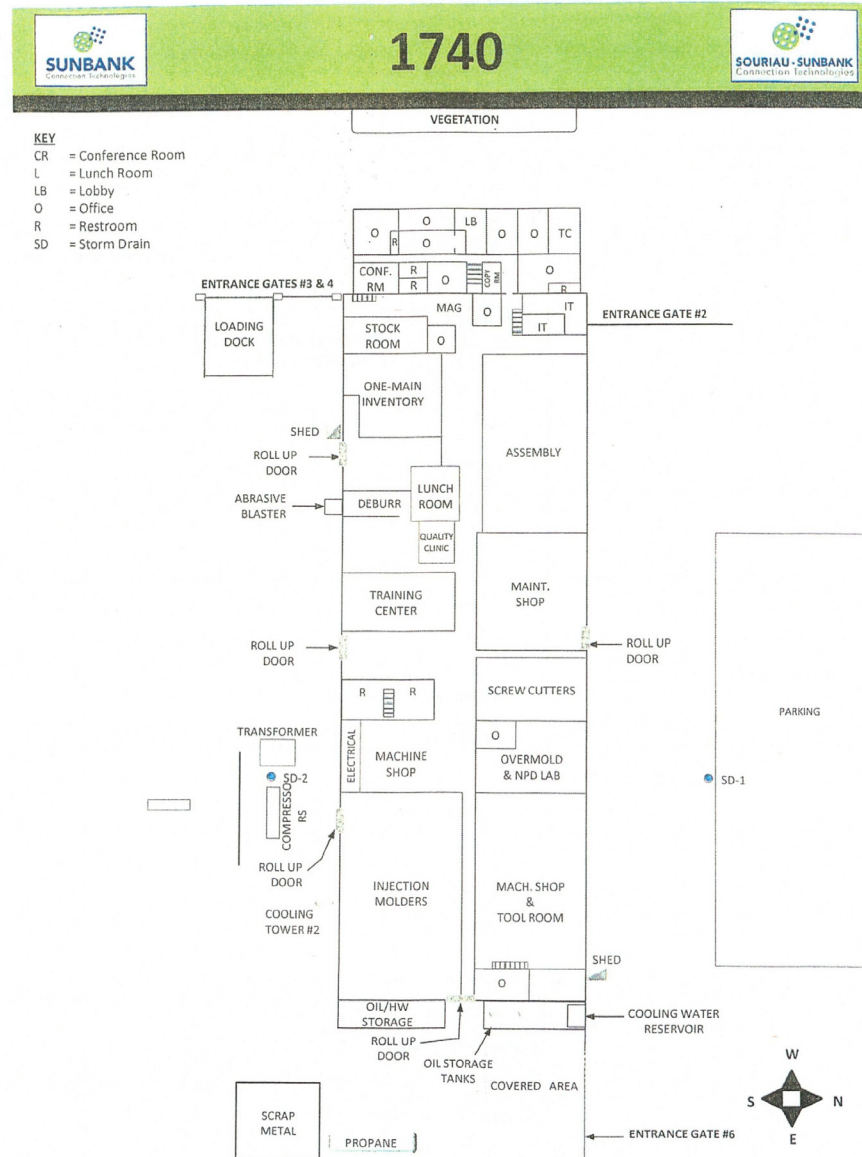
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AERIAL



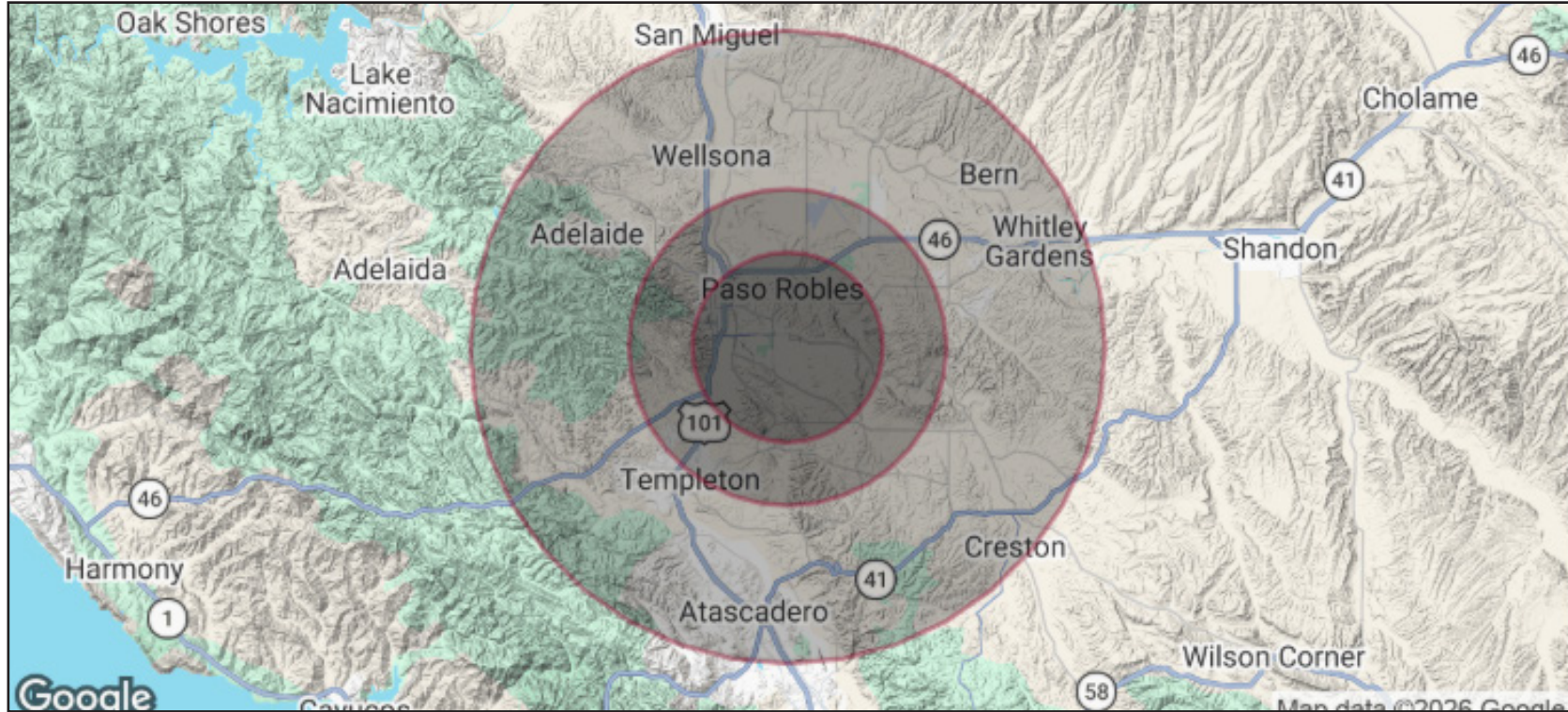
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FLOOR PLAN



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DEMOGRAPHICS



RADIUS DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
POPULATION			
Total Population	28,426	40,898	73,821
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME			
Total Households	10,500	15,164	27,674
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$111,961	\$117,038	\$126,905
Average House Value	\$740,151	\$776,780	\$802,703
Demographics data derived from AlphaMap			

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COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates is the largest broker-owned commercial real estate firm in North America, delivering seamless execution and value-driven, market-to-market services since 1979.

By combining advanced technology, robust resources, and real-time market intelligence with more than four decades of experience, we provide customized strategies that consistently exceed the expectations of our local, national, and international clients.

For the sale of 1750 Commerce Way, Lee & Associates has partnered with Emery & Associates. With over 50 years of experience in the North County market, Emery & Associates offers unmatched local insight and long-standing relationships, creating a powerful collaboration designed to maximize value.

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