



179 Cross Street

City:	San Luis Obispo, California
Building Size:	24,994 Square Feet - Lease sizes from 9,000 SF
Sale Price:	\$5,950,000
Lease Price:	Office: \$1.30/Square Foot, NNN (\$0.38) Warehouse: \$1.20/Square Foot, NNN (\$0.38)
Type:	CS Zone: Office - Warehouse - Industrial - R&D
Notes:	A freestanding building, consisting of 17,573 SF of ground floor office & warehouse space (with six grade level roll-up doors) and 7,421 SF of second floor elevator-served office space.

DEREK SENN

805.543.1400
798 PALM ST, SLO, CA 93401
AndersonCommercialRE.com
DRE #001252131

Building Amenities:

179 Cross Street is in a very centralized location with easy access to US 101. It is within a short walking distance of Trader Joes, Starbucks, Kennedy Fitness, the SLO Public Market, two breweries, and a winery.

The building can be modified into numerous configurations consisting of various sized suites of office and/or warehouse space.

- 1600 Amp 208V 3 Phase Power
- Two server closets with separate cooling systems
- Warehouse heaters
- Warehouse ventilation system
- Six roll-up doors
- Two large conference rooms
- Shower facilities
- Elevator
- Centralized location with easy ingress/egress to Tank Farm, South Higuera, and U.S. 101
- Up to 32' clear height in main warehouse
- Several private offices
- 43 parking spaces
- 1.03 Acre Site.

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Conceptual Designs:



Exterior patios can be created in the roll-up door alcoves

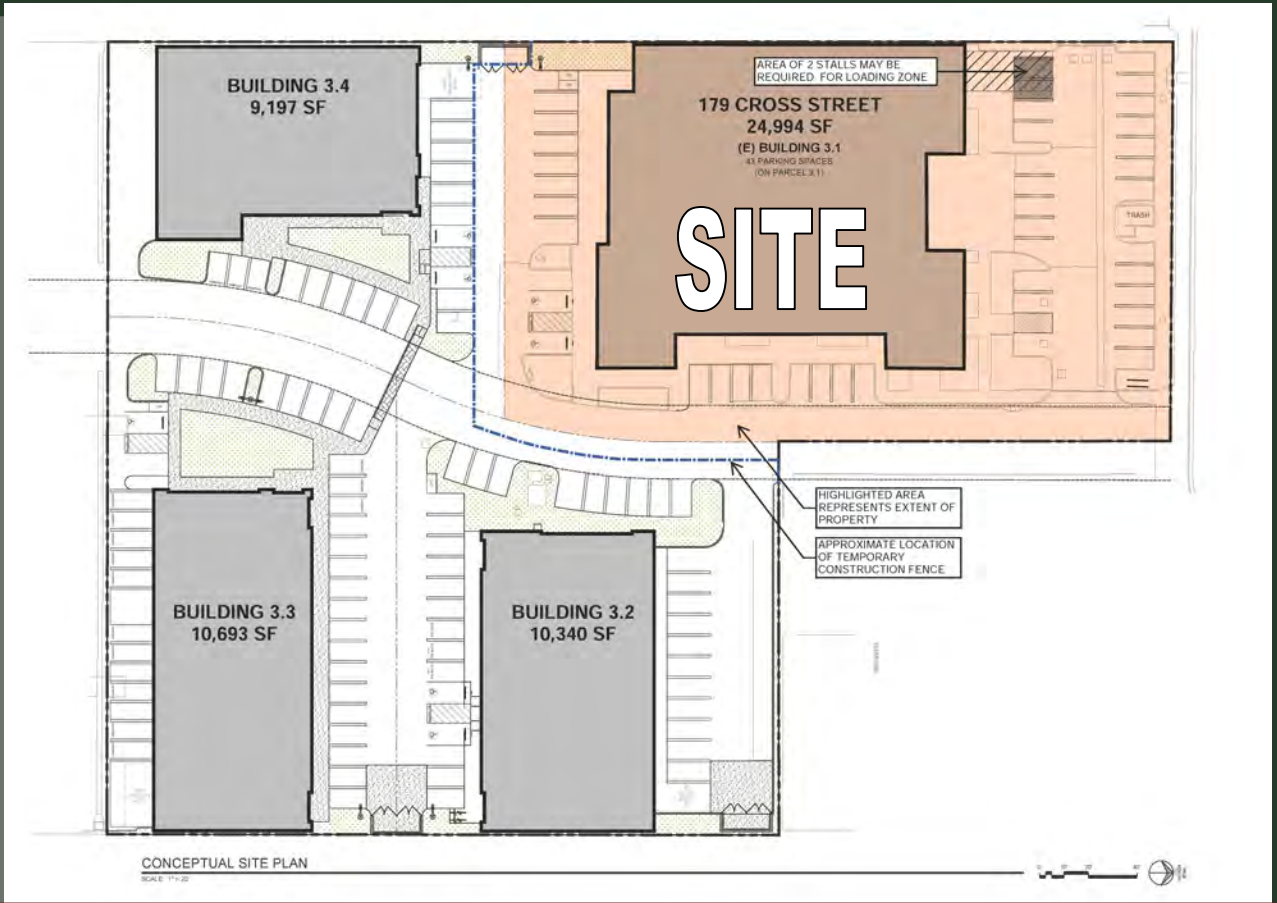


Corporate
Office Entry



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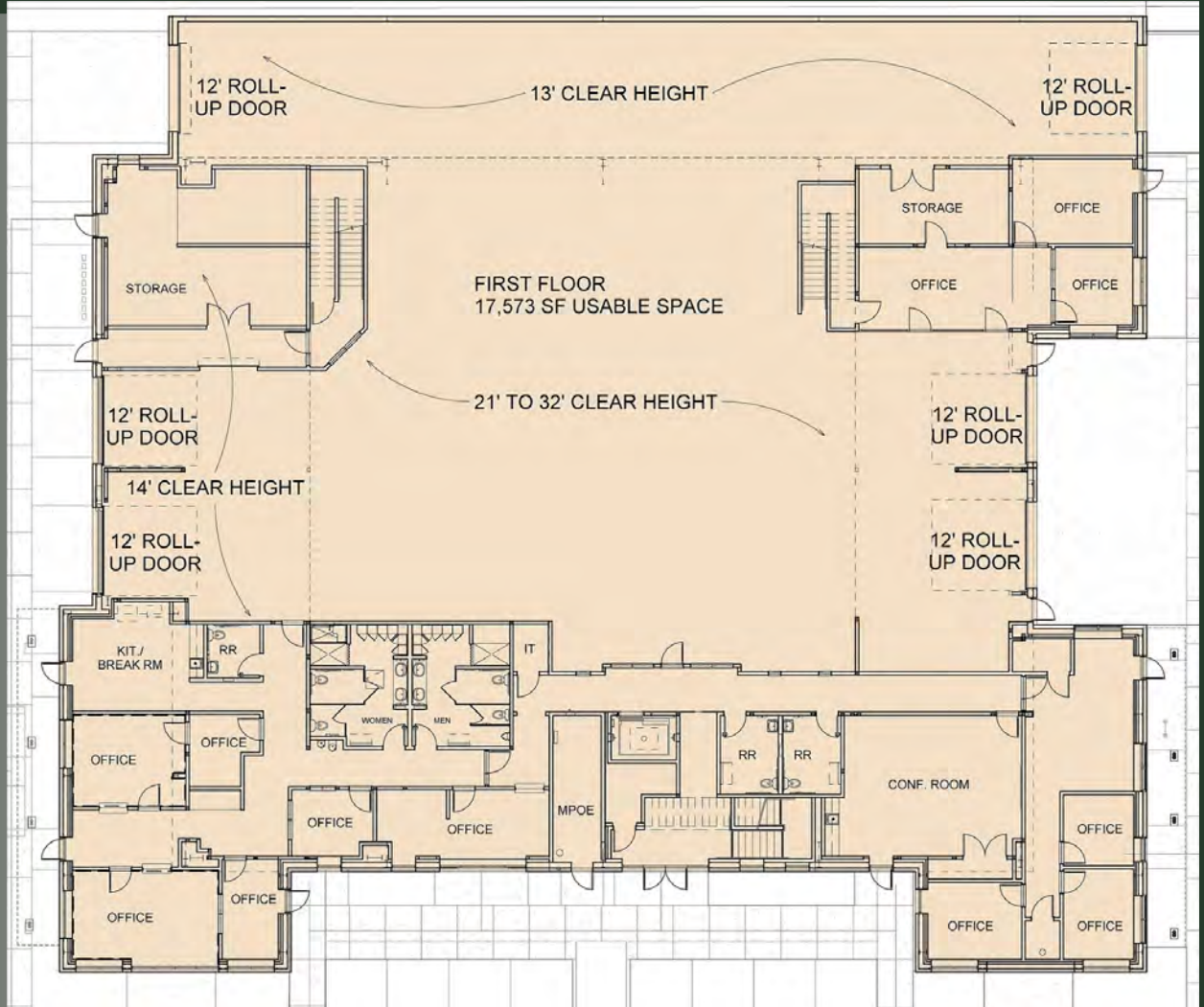


Site Plan

The building is in a very centralized location with easy access to US 101. It is within a short walking distance of Trader Joes, Starbucks, Kennedy Fitness, the SLO Public Market, two breweries, and a winery.

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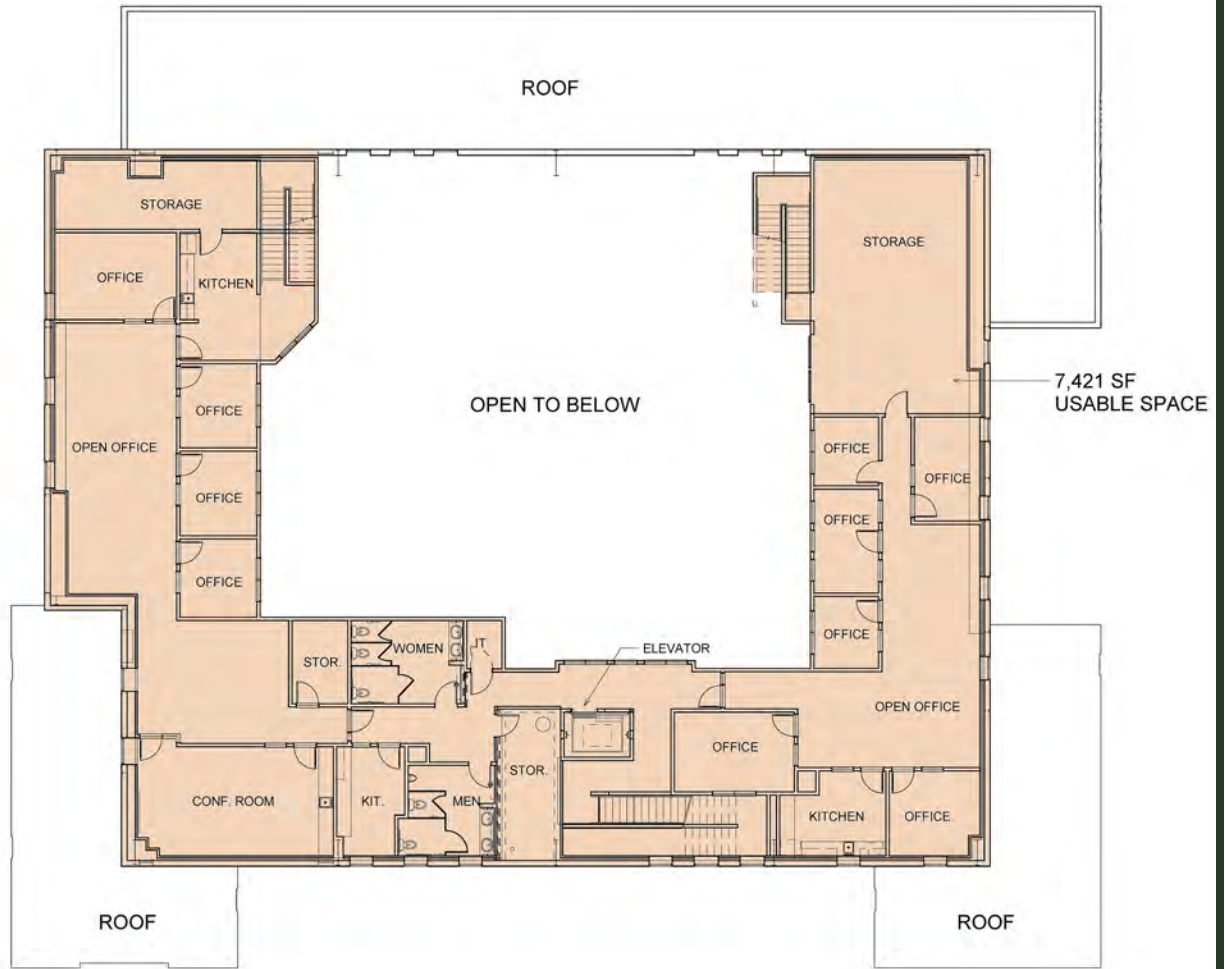


Ground Floor

The ground floor provides for 17,573 square feet of warehouse and office space with six roll-up doors and clear heights up to 32 feet. The ground floor can be combined with 7,421 square feet of second floor office space.

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Second Floor

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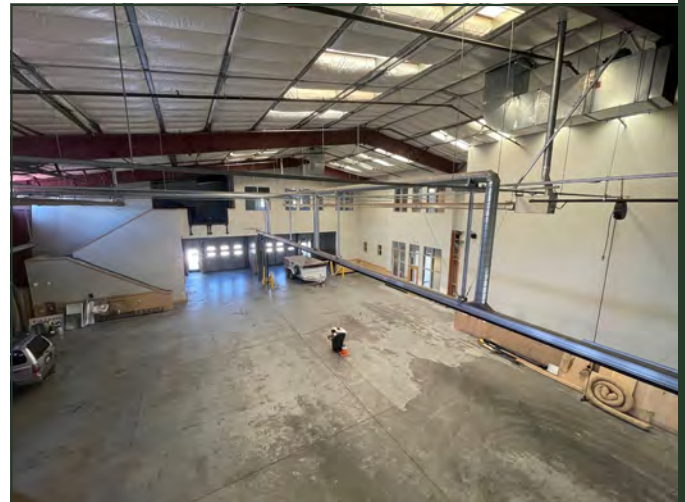
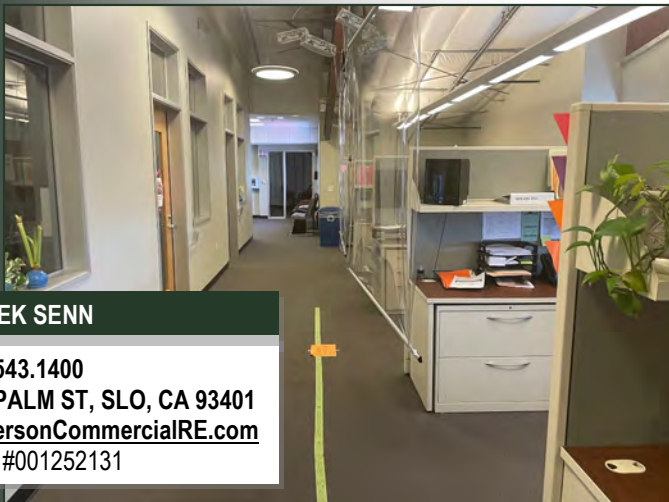
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There are two elevator served office suites totaling 7,421 square feet on the second floor.

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