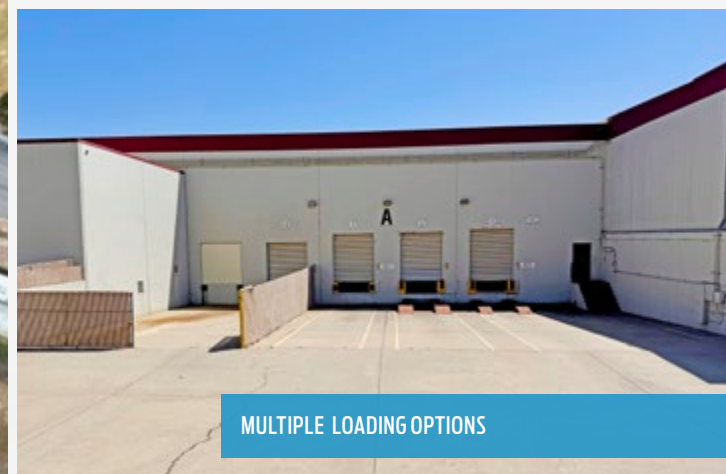




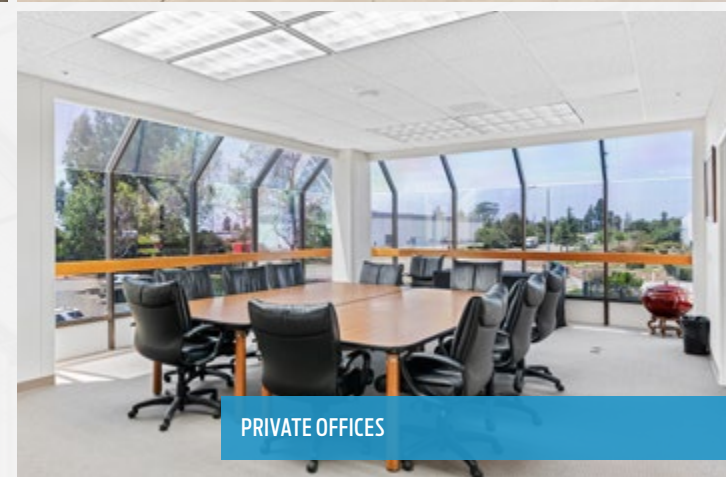
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WAREHOUSE



MULTIPLE LOADING OPTIONS



PRIVATE OFFICES

NOW LEASING

WAREHOUSE, MANUFACTURING
& DISTRIBUTION FLEXIBILITY

FROM ±17,608 SF TO
±150,347 SF CONFIGURATIONS

AMPLE PARKING

2717 AVIATION WAY SANTA MARIA CA - 93455

±230,000 SF Industrial Campus on ±12 Acres
Strategically Located in the Santa Maria
Airport Industrial Area

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2717 AVIATION WAY SANTA MARIA CA - 93455

Efficient access to the US 101 Fwy, CA Hwy 135,
central Santa Maria business district,
and the Santa Maria Airport

5 Min. 

SANTA MARIA AIRPORT

8 Min. 

US 101 FWY @ SANTA MARIA WAY

2717 AVIATION WAY

6 Min. 

CA HWY 135 @ MCCOY RD

12 Min. 

CENTRAL SANTA MARIA BUSINESS DISTRICT



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Offering Specifics

This ±230,000 square foot Industrial Facility is situated on ±12 acres of PDM-1 zoned land in the Santa Maria Airport Industrial Area. The property enjoys easy access to the US 101 Freeway and CA Highway 135.

Constructed in phases, the buildings offer a variety of uses, from production to warehouse & distribution. Amenities include high ceilings, temperature controlled areas, floor drains, heavy power, covered storage/production areas, fire sprinklers and multiple loading options (dock wells, grade level loading and rail access). The buildings are either concrete tilt-up or steel with concrete slab loading areas.

2717 AVIATION WAY
SANTA MARIA CA - 93455

Sizes

±17,608 SF – ±150,347 SF

Lease Rate

\$1.00/SF NNN (\$0.28)

City Water Service

4" Domestic, 8" Fire

SoCal Gas

1.5" Natural Gas Service

Sewer Service

6" Discharge, 8" Main

Power

Two @ 277/480 Volts & 1,600 Amps

Restrooms

Multiple Restroom Cores

Floor Drains

Various Locations

Temperate Controlled Areas

Mechanical Night Air

Loading

Truck Scale

Rail Service

Accessible

Zoning

PDM1

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Potential Demise Plan

2717 AVIATION WAY
SANTA MARIA CA - 93455

Rail Spur

Truck Scale

AVAILABLE
±18,552 SF

AVAILABLE
±18,552 SF

AVAILABLE
±18,552 SF

Covered
Breezeway

AVAILABLE
±17,608 SF

AVAILABLE
±17,608 SF

AVAILABLE
±17,608 SF WAREHOUSE +
±4,052 SF 2ND FLR
OFFICE

AVAILABLE
±24,816 SF

Docks

Docks

LEASED
NOT A PART
±75,278 SF

Docks

Not to scale

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CENTRAL SANTA MARIA BUSINESS DISTRICT

NORTH TO SAN FRANCISCO

268 Miles 

2717 AVIATION WAY SANTA MARIA CA - 93455

Efficient access to the US 101 Fwy, CA Hwy 135,
central Santa Maria business district,
and the Santa Maria Airport

2717 AVIATION WAY

FAIRWAY DR.

SANTA MARIA AIRPORT

5 Min. 

MAIN STREET

E. STOWELL ROAD

CA HIGHWAY 135

BETTERAVIA ROAD

US 101 FREEWAY

SANTA MARIA WAY

CA HIGHWAY 135

SKYWAY DRIVE

LAYVIEW ROAD

8 Min. 

US 101 FWY @ SANTA MARIA WAY

170 Miles 

SOUTH TO LOS ANGELES

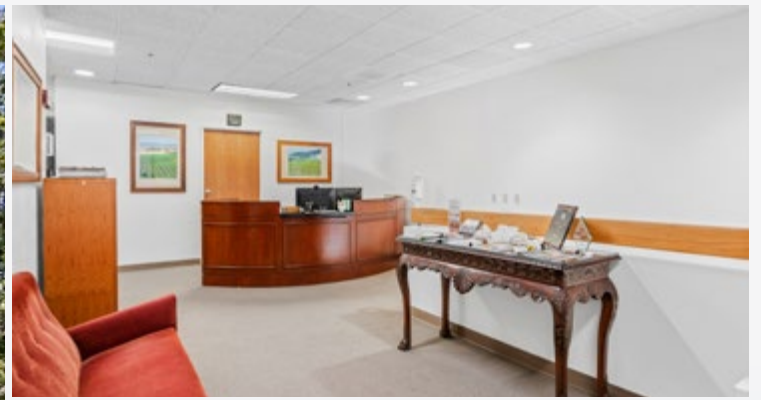
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