

Industrial Space for Sale

Great Location in San Luis Obispo | ~46,242 SF
143 Suburban Rd. San Luis Obispo, CA 93401



**CENTRAL
COMMERCIAL**
real estate group



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FOR LEASE

+/-46,242 SF of Prime Industrial Space

143 Suburban Rd. San Luis Obispo, CA 93401

Property Overview

Located on Suburban Road on the southside of San Luis Obispo

Within one of the city's few remaining industrial zones. This $\pm 46,242$ SF freestanding building sits on a ± 2.67 -acre parcel and is zoned M-SP (Manufacturing – Specific Plan). Originally built in 1984 and recently renovated, the property offers excellent flexibility for both single-tenant occupancy or demised configurations, with possible suite sizes ranging from $\pm 2,899$ SF to the full $\pm 46,242$ SF.

The building is well-equipped to support a wide variety of industrial uses, featuring 3-phase power with 2,000 amps, 10 grade-level 8' x 8' roll-up doors, and 7 restroom sets strategically located throughout the facility. Its historical use has primarily included manufacturing, storage, and distribution—uses well-supported by the building's infrastructure and layout. The recent improvements have elevated its appeal to modern users, making it ideal for light industrial, logistics, or flex operations. The site also benefits from proximity to U.S. Highway 101, facilitating convenient access for freight movement and employee commute.

This is a rare opportunity to acquire a large, well-powered industrial asset in San Luis Obispo's constrained industrial market. Whether you're seeking a headquarters location or a multi-tenant investment, this property delivers the utility, location, and zoning to support long-term value.



www.centralcommercialgroup.com | DRE# 01984692

The information here has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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ATTRIBUTES

Price:	\$9,350,000.00
APN:	053-258-033
Lot Acreage:	2.67 Acres
Building SF:	~46,242 SF
Possible Suite Sizes:	2,899 SF – 46,242 SF
Zoning:	M-SP (Manufacturing – Specific Plan)
Built:	1984
Bathrooms:	7 sets located throughout
Power:	3 Phase, 2000 Amps
Roll-up Doors:	10 Grade-Level 8' x 8'

Key Features

- Abundant on-site parking
- Flexible layout – can support a variety of industrial or flex uses
- Prime location – close proximity to U.S. Highway 101 for easy access
- Available immediately – move-in ready for qualifying tenants



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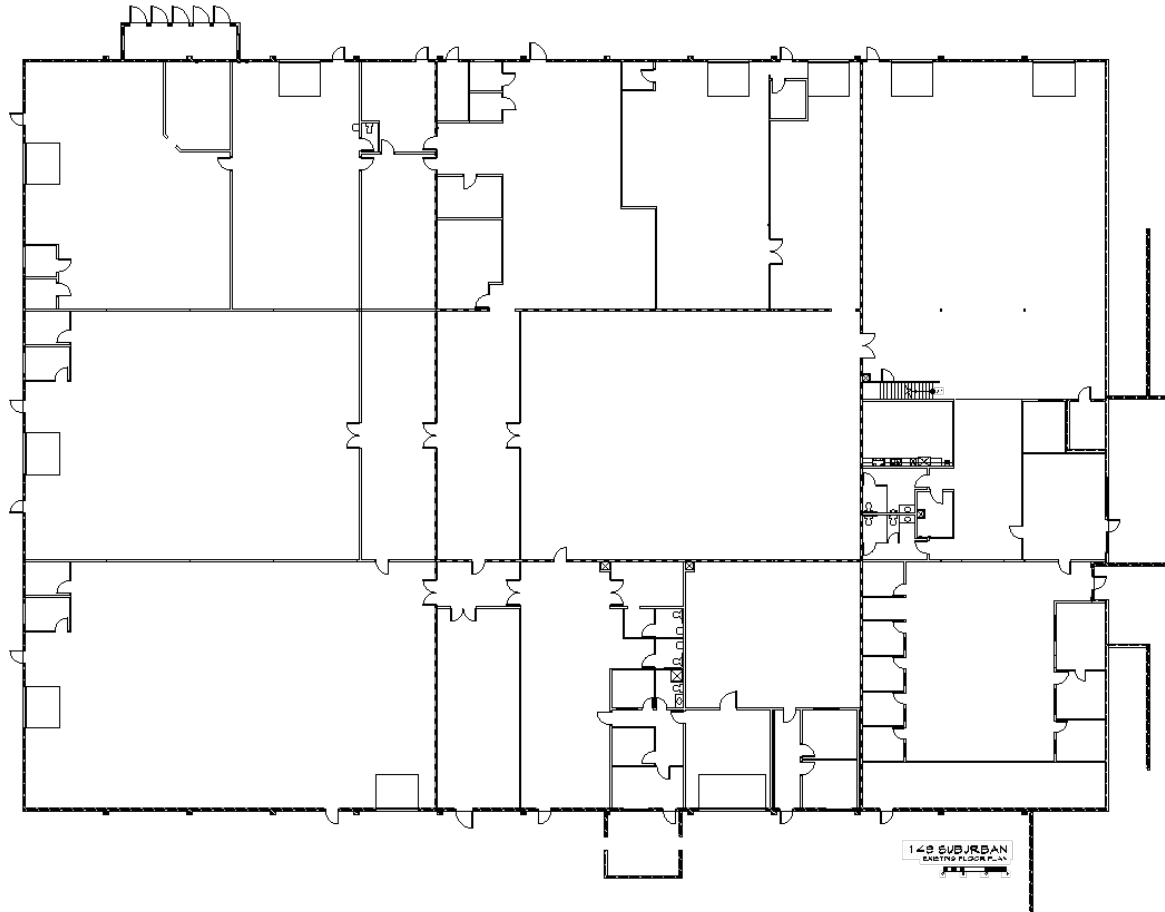
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FOR LEASE

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