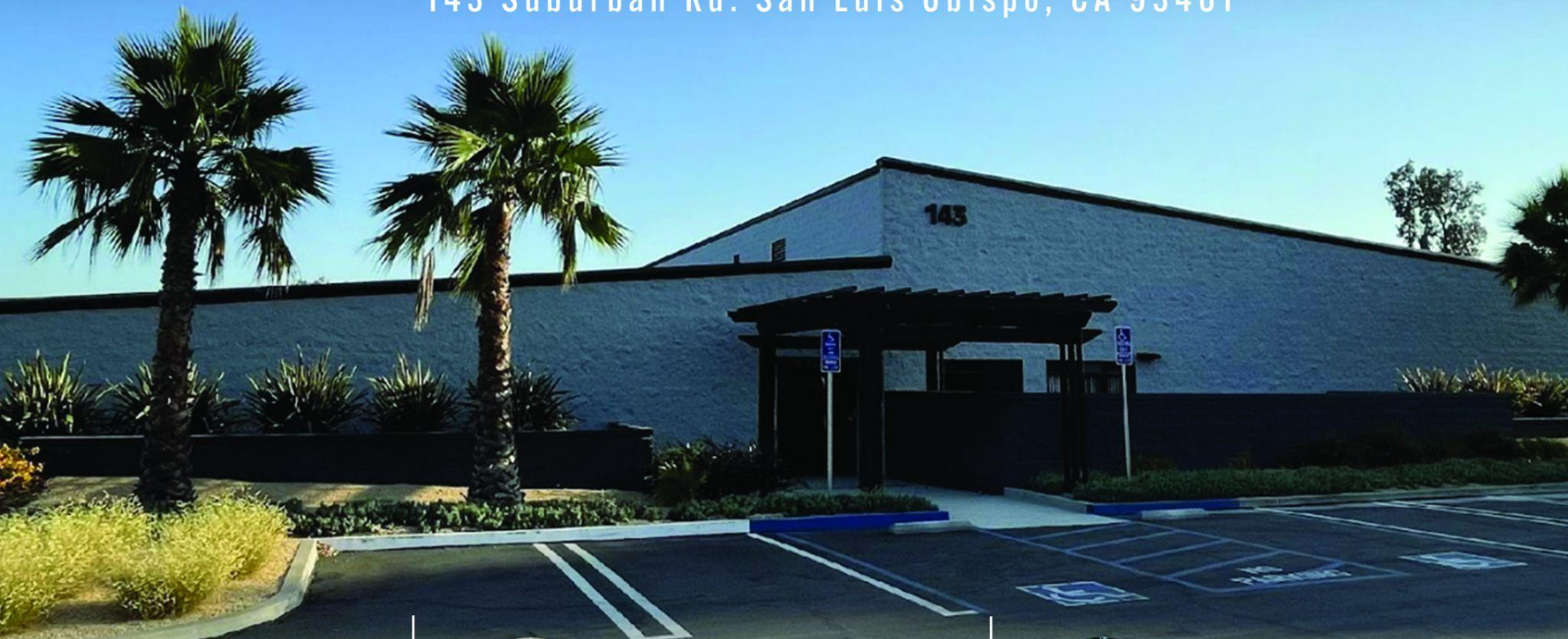


Industrial Space for Lease

Great Location in San Luis Obispo | ~2,899 SF to ~46,242 SF
143 Suburban Rd. San Luis Obispo, CA 93401



**CENTRAL
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FOR LEASE

+/- 2,899 SF to +/-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 ±46,242 SF freestanding industrial building on a ±2.67-acre lot is now available for lease. Zoned M-SP (Manufacturing – Specific Plan), the property offers exceptional flexibility and can accommodate a wide range of industrial users. Spaces are divisible with suite sizes ranging from ±2,899 SF to ±46,242 SF, making it suitable for both full-building tenants and smaller operations.

Originally constructed in 1984 and recently renovated, the building is equipped with 3-phase, 2,000-amp power, 10 grade-level 8' x 8' roll-up doors, and 7 restroom sets located throughout the interior. The layout and infrastructure support manufacturing, storage, distribution, or flex/light industrial uses. Ample parking and easy access to U.S. Highway 101 enhance the building's appeal for regional logistics and commuting.

This is a rare leasing opportunity in a supply-constrained industrial market—ideal for businesses seeking well-located, high-utility space in San Luis Obispo.



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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:	\$1.25 per SF plus NNN's
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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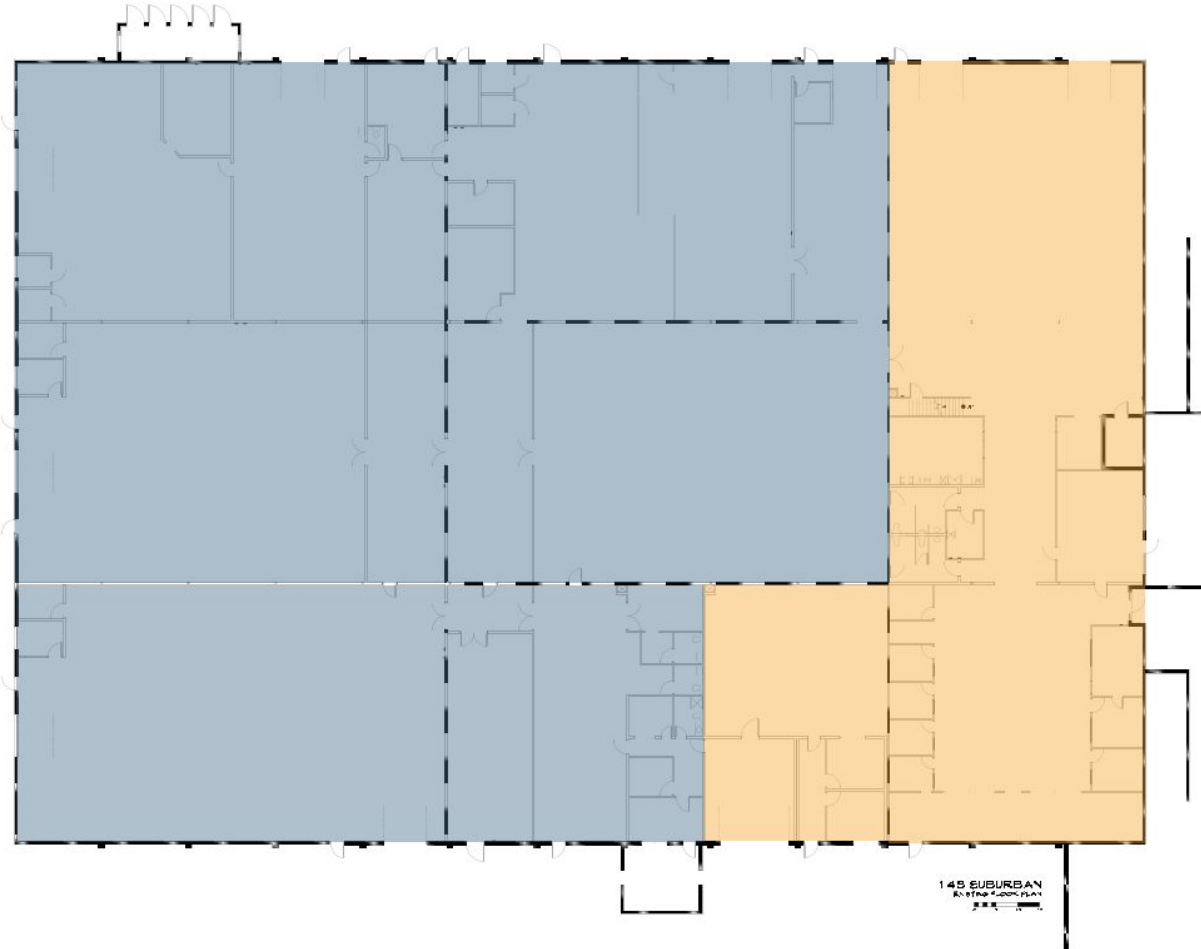
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