

# FOR LEASE

**ROSSETTI  
COMPANY**  
COMMERCIAL REAL ESTATE

WAREHOUSE BUILDING ON ONE ACRE  
660 S. Frontage Road  
Nipomo, CA



## FEATURES

**Comments:** Class A concrete tilt-up industrial/warehouse building. Four 12' X 14' grade level roll-up doors. Includes 2,500 square feet of office space. Great on-site parking, and large yard area. Three restrooms. 400 amp, three phase electrical.

**Location:** 660 S. Frontage Road, South of Tefft Street on the West Side of Highway 101

**Lease Rate:** \$0.75/SF, NNN (~\$0.18) + Utilities

**Type:** Industrial/Warehouse

**Size:** 16,800 sq. ft. including 2,500 sq. ft. office area on 1 acre, fenced and paved  
**May be Split to 6,000 S.F. and up.**

**Ceiling Height:** 17'-20'

**Zoning:** Commercial Service - County

**Parking:** Abundant



## CONTACT

**John Hans, SIOR**

805.544.3900 office

805.544.3922 fax

[jhans@rossetticompany.com](mailto:jhans@rossetticompany.com)

BRE Lic. #00930565

1301 Chorro Street | San Luis Obispo, CA 93401 | tel 805.544.3900 | [www.rossetticompany.com](http://www.rossetticompany.com)

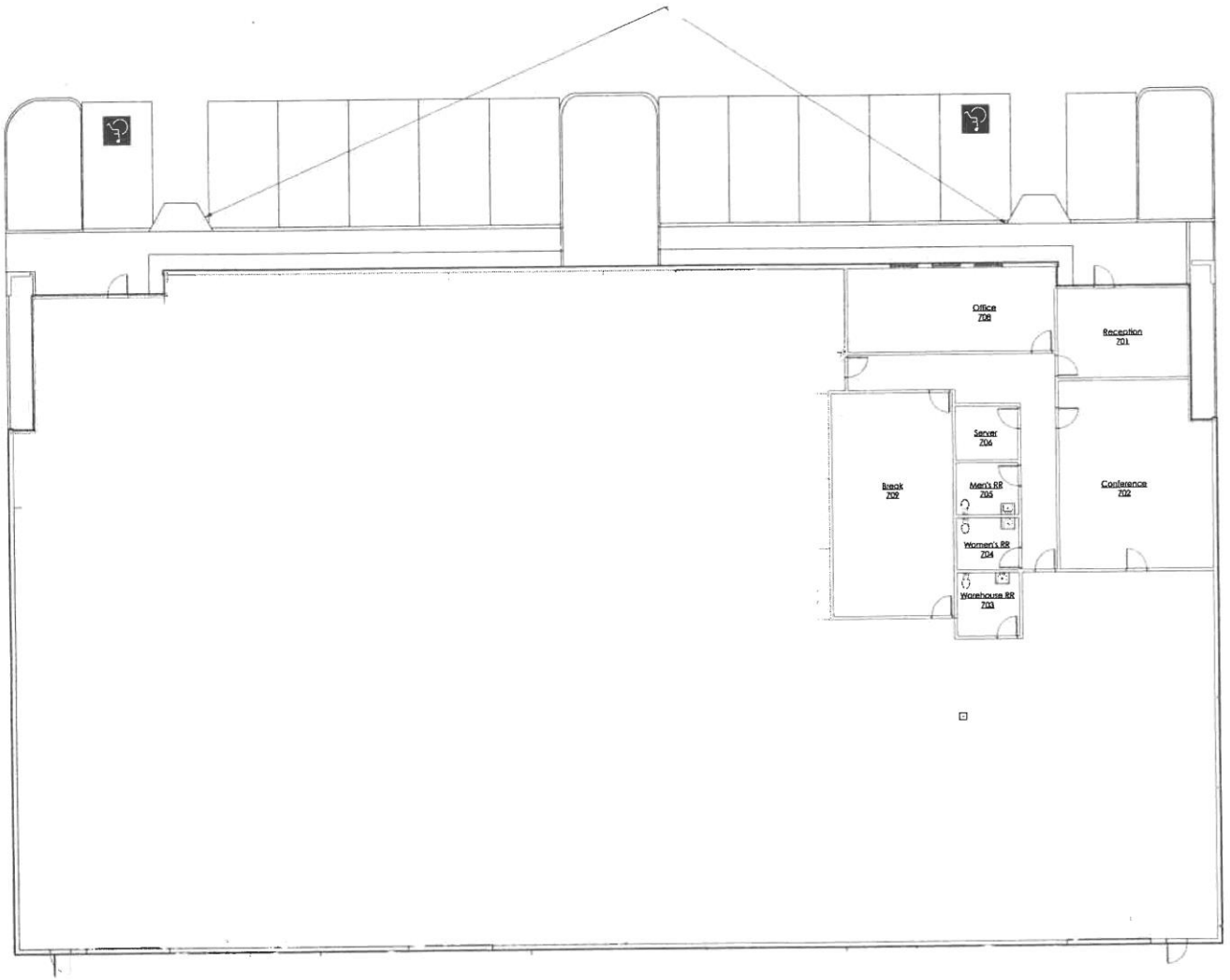
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# FLOOR PLAN

660 S. Frontage Road  
Nipomo, CA 93444

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# PHOTO GALLERY

660 S. Frontage Road  
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# AERIAL VIEW

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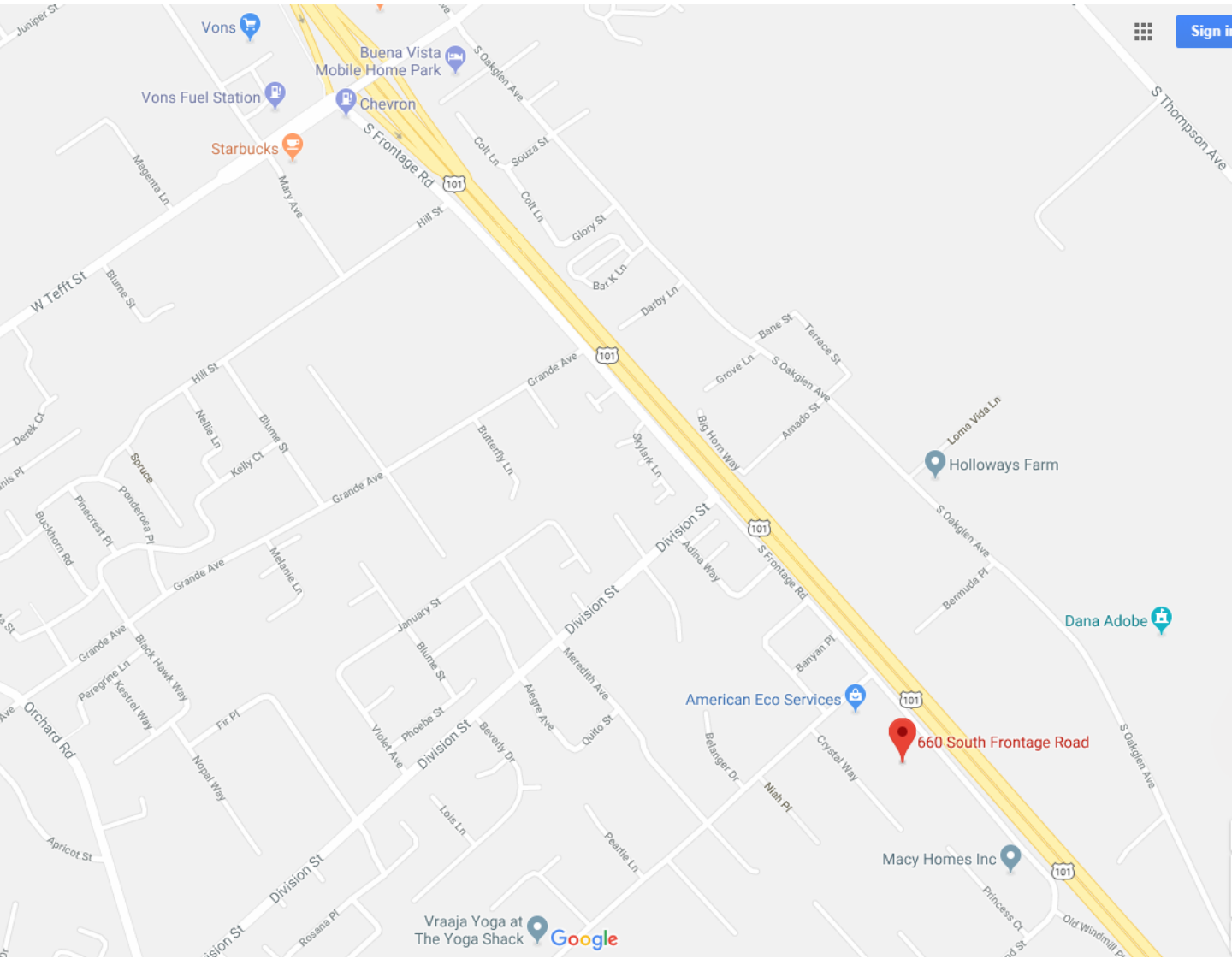
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# LOCATION

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