

# FOR LEASE

## INDUSTRIAL FLEX SPACE

3195 McMillan Avenue, Ste B  
San Luis Obispo, CA

**ROSSETTI**  
**COMPANY**  
COMMERCIAL REAL ESTATE



### FEATURES

**Comments:** Office space in a retail oriented location off Broad Street. Space layout consists of open areas with hard offices, as well as, a large open area for manufacturing, storage/assembly, etc. Possibility for a roll-up door to create an office/warehouse combo. Good parking, and convenient location.

**Location:** Broad Street/Orcutt Intersection

**Price:** \$1.15/SF, NNN (~\$0.36)

**Type:** Office/Warehouse

**Size:** 2,475 SF

**Zoning:** M - Manufacturing

**Parking:** Parking lot on-site; good street parking



### CONTACT

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BRE Lic. #01378821

1301 Chorro Street | San Luis Obispo, CA 93401 | tel 805.544.3900 | www.rossetticompany.com

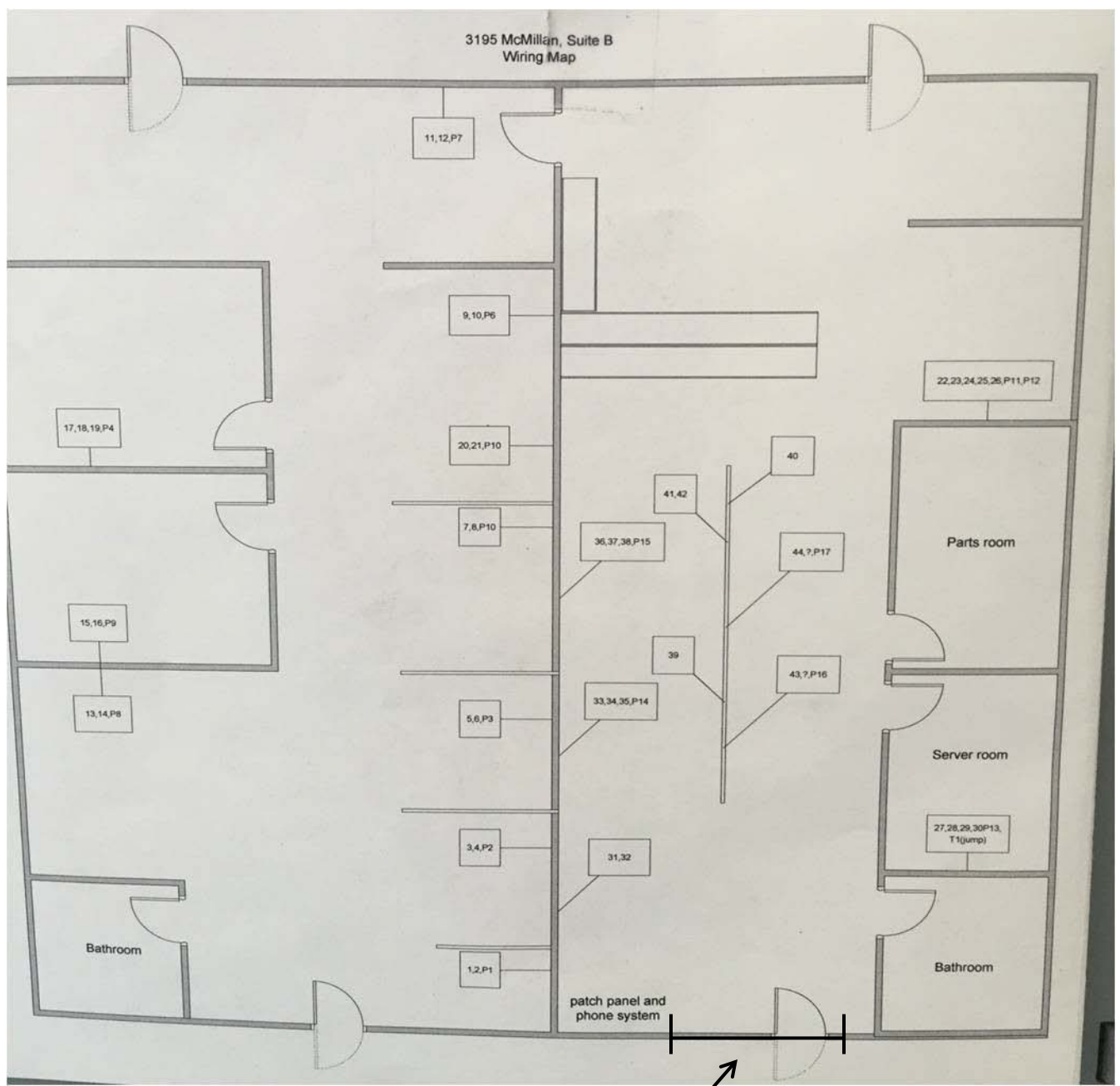
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# SITE PLAN

3195 McMillan Avenue, Ste B  
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## McMillan Avenue



Roll-Up Door Possible

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# PHOTO GALLERY

**ROSSETTI**  
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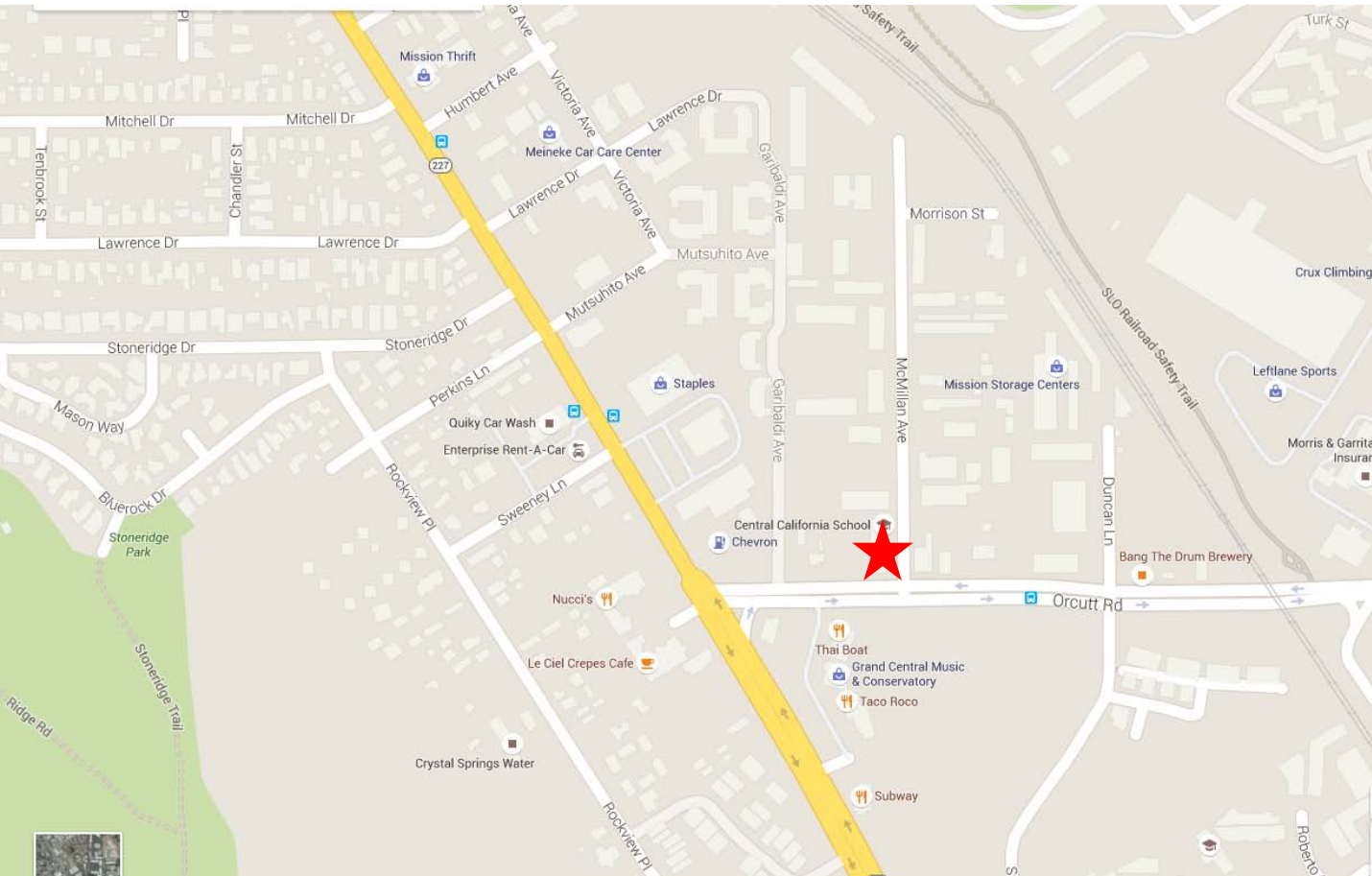
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# LOCATION

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