



3474 Empresa Drive

Property Description:

City: San Luis Obispo, CA

Size: 1,793 - 16,183 Square Feet

Price Range: \$1.45 - \$1.75/Square Foot, NNN

Type: Office/Warehouse/R&D

Notes: Modern flex commercial space with office/warehouse and yard space with storefronts and rear roll-up doors. The facility is in immaculate condition. The suites are connected, allowing for several (or all) suites to be combined.

DEREK SENN

805.543.1400
798 PALM ST, SLO, CA 93401
AndersonCommercialRE.com
DRE #001252131

ANDERSON COMMERCIAL

REAL ESTATE SERVICES

3474 EMPRESA



Suite 110

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Suite 120

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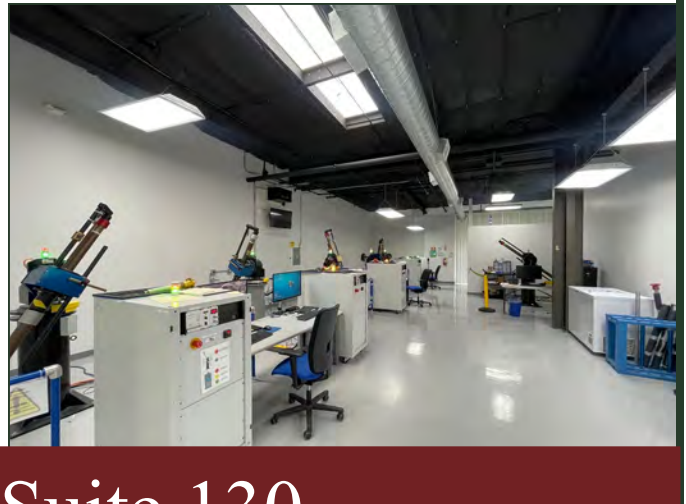


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Suite 130



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Suite 140

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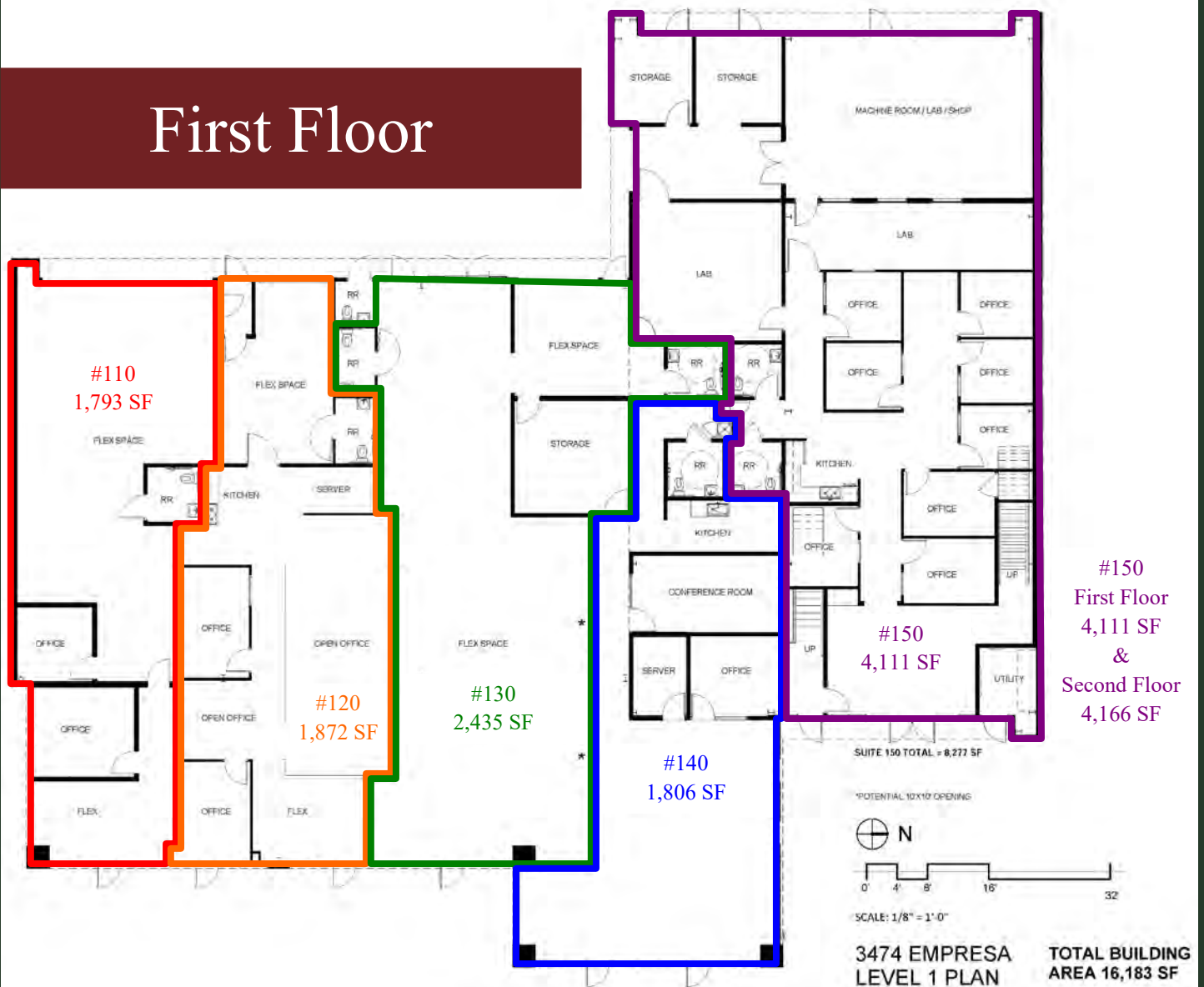
Suite 150



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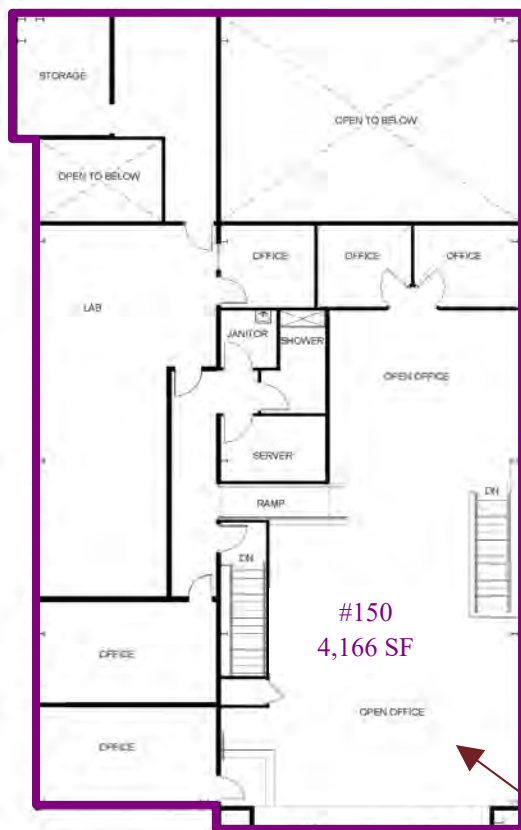
First Floor



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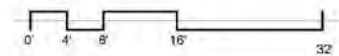
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**#150
First Floor**



SUITE 150 TOTAL = 8,277 SF

POTENTIAL 10X10' OPENING



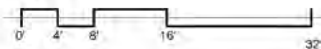
SCALE: 1/8" = 1'-0"

**3474 EMPRESA
LEVEL 1 PLAN**

**TOTAL BUILDING
AREA 16,183 SF**

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SCALE: 1/8" = 1'-0"

**3474 EMPRESA
LEVEL 2 PLAN**

**#150
Second Floor**



Site

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