



3230 Riverside Avenue, Paso Robles CA

93,789 sq ft (approx.)

Rare large-span industrial sublease opportunity in Paso Robles.

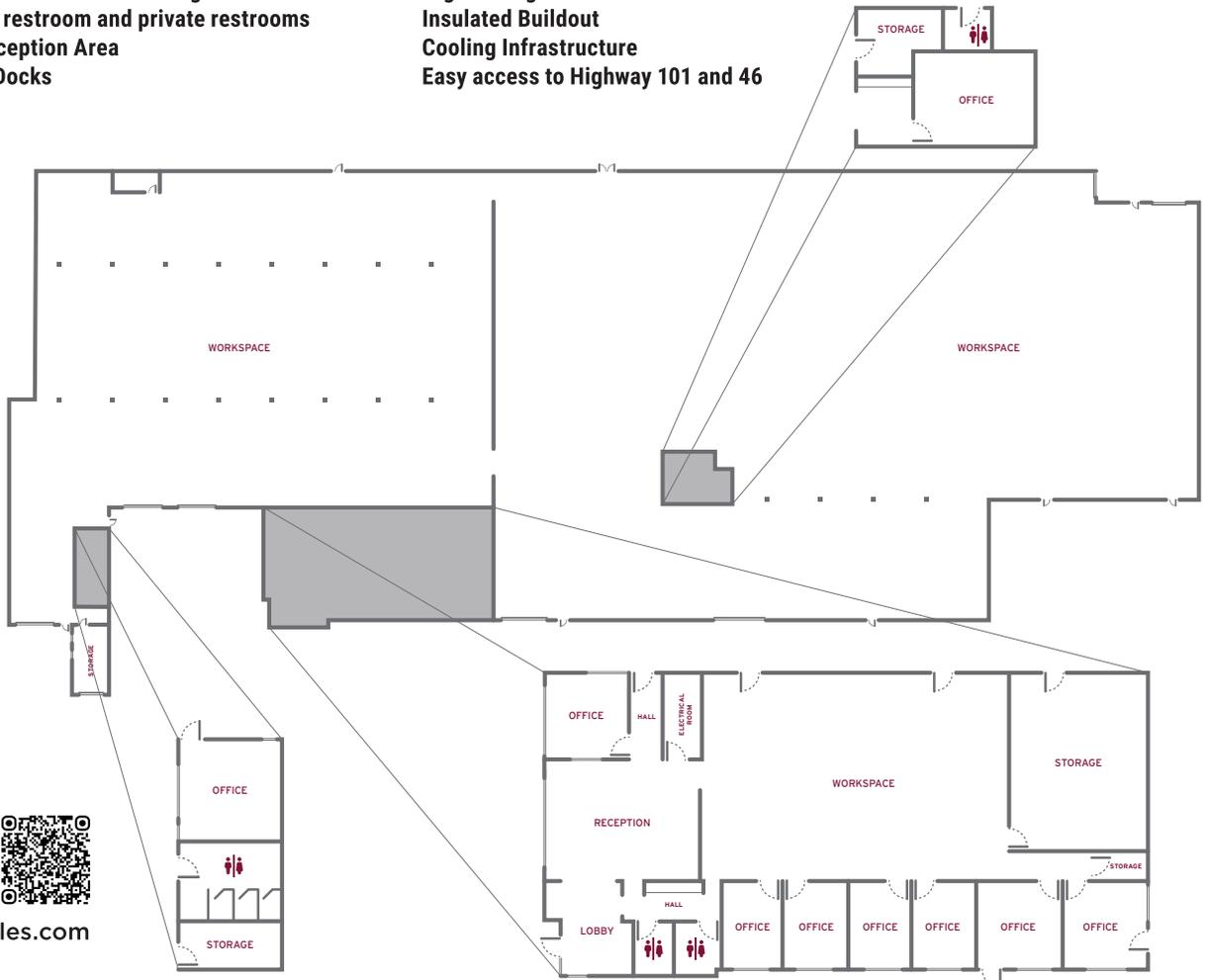
The space is improved for wine storage with insulation and cooling infrastructure in place, making it a premier option for temperature-controlled warehousing, wine industry users, distribution, or specialized storage.

\$.94 / sq ft

+ NNN (\$1.7 per sq ft approx.)

Professional Office Buildout
Multiple private offices or meeting rooms
Multiple-stall restroom and private restrooms
Lobby and Reception Area
Two Loading Docks

High Ceilings / Clear Space
High Storage Volume
Insulated Buildout
Cooling Infrastructure
Easy access to Highway 101 and 46



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