



3508 Combine Street, Paso Robles CA

- Rare Warehouse + Office + Fenced Yard Configuration
- 1,377± sq ft Warehouse with Roll-up Door
- 1,180± sq ft Office Space over Two Levels
- 2,772± sq ft Paved, Fenced Outdoor Storage Yard ideal for contractors, equipment, fleet or materials storage.
- High clear-span Warehouse with Efficient Layout

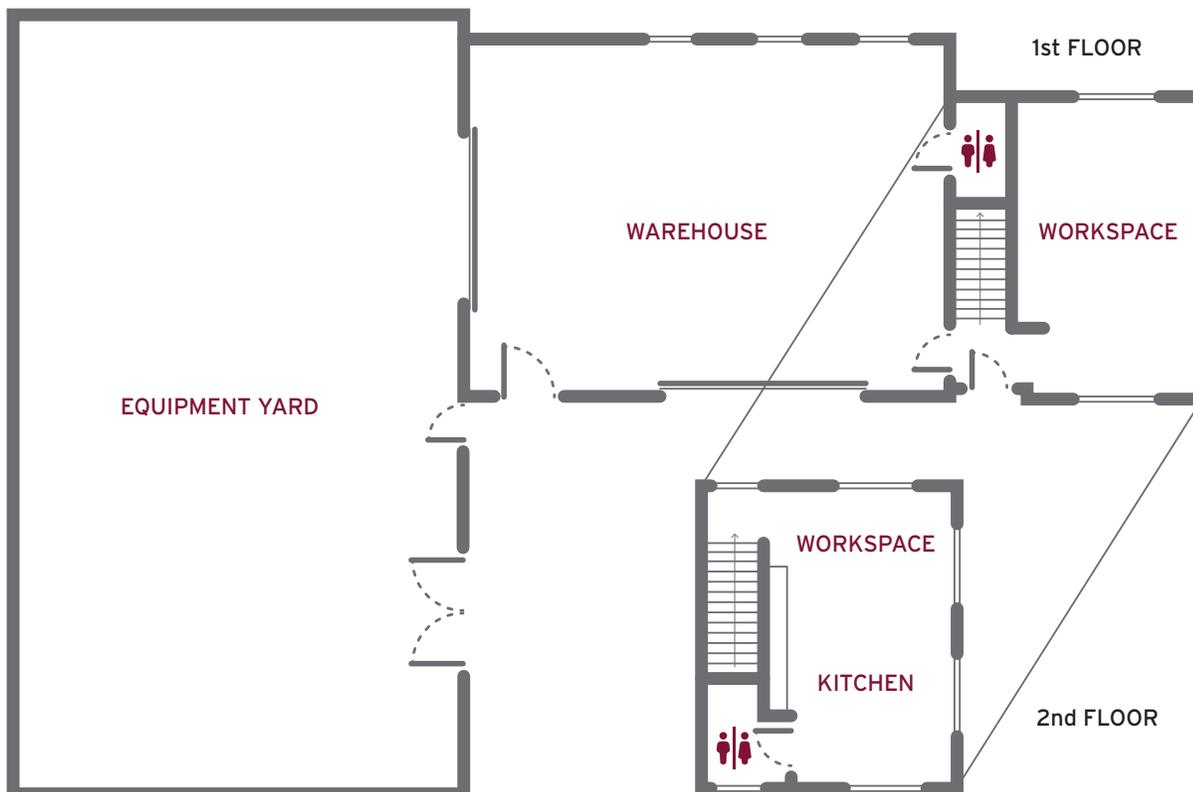
- Flexible Executive Office / Creative Workspace Upstairs.
- Well-suited for construction, trades, service companies, fabrication, storage, and light-industrial users.
- Located in Paso Robles' established industrial business district.

2,577 sq ft (approx.)

PLUS **2,772** sq ft (approx.)
Paved, Fenced Outdoor Storage Yard

\$1.50 / sq ft

+ NNN and 4% Management Fee



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