



## 3230 Riverside Avenue, Paso Robles CA

**93,789** sq ft (approx.)

**\$.94** / sq ft

+ NNN (\$1.7 per 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.

- 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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