



## 3563 Combine Street, Paso Robles CA

**4,968 sq ft** (approx.)

**\$1.15 / sq ft**

+ NNN (+/- \$.34 sq ft)

- Newer Class-A Industrial Warehouse
- +/- 3,868 sq ft Open Warehouse Space
- +/- 600 sq ft Office with Kitchenette
- +/- 500 sq ft Reception Area
- Two (2) Restrooms (One Warehouse, One Office)
- Two (2) Roll-up Doors
- Covered Parking Available
- Built-in 2-2- Zoned C-3 (Flexible Commercial Uses)
- Convenient Access off Highway 46
- Approximately 5 minutes from Highway 101

