

# 4985 Traffic Way

ATASCADERO, CA

## EXISTING CUP

RV/boat storage

## CUP IN PROGRESS

Heavy equipment storage,  
contractor's yard

**For Lease** | Fenced Industrial Property with Permits | **2,965 SF on 1.42 acres**

*Experience. Integrity. Trust.*  
Since 1993

**Francois DeJohn**  
805.898.4365  
[fran@hayescommercial.com](mailto:fran@hayescommercial.com)  
lic. 01144570

**Nolan Tooley**  
805.705.6924  
[nolan@hayescommercial.com](mailto:nolan@hayescommercial.com)  
lic. 02127359





# PROPERTY SUMMARY

Opportunity to lease a 2,965 SF industrial building with roll-ups on 1.42 acres of fenced land. Existing CUP allows RV/boat storage and other similar uses. Owner is in the process of obtaining an additional CUP for heavy equipment and contractor storage uses. Includes six striped parking spaces on-site.

- Building Size:** 2,965 SF
- Building Rate:** \$1.65 NNN (.17)
- Yard Size:** 58,890 SF
- Yard Rate:** \$0.21 NNN (.01)
- Total Rate:** \$17,500 NNN/mo
- Parcel Size:** 61,855 SF (1.42 acres)
- Available:** 6/1/24
- Term:** Negotiable
- Ceilings:** 15.5' - 19.5'
- Parking:** Six striped spaces, including 1 ADA
- Restrooms:** One
- Loading:** (1) 12' H x 14' W roll-up; (1) 14' H x 9.5' W sliding door
- Zoning:** I (Industrial)



*Experience. Integrity. Trust.*  
Since 1993

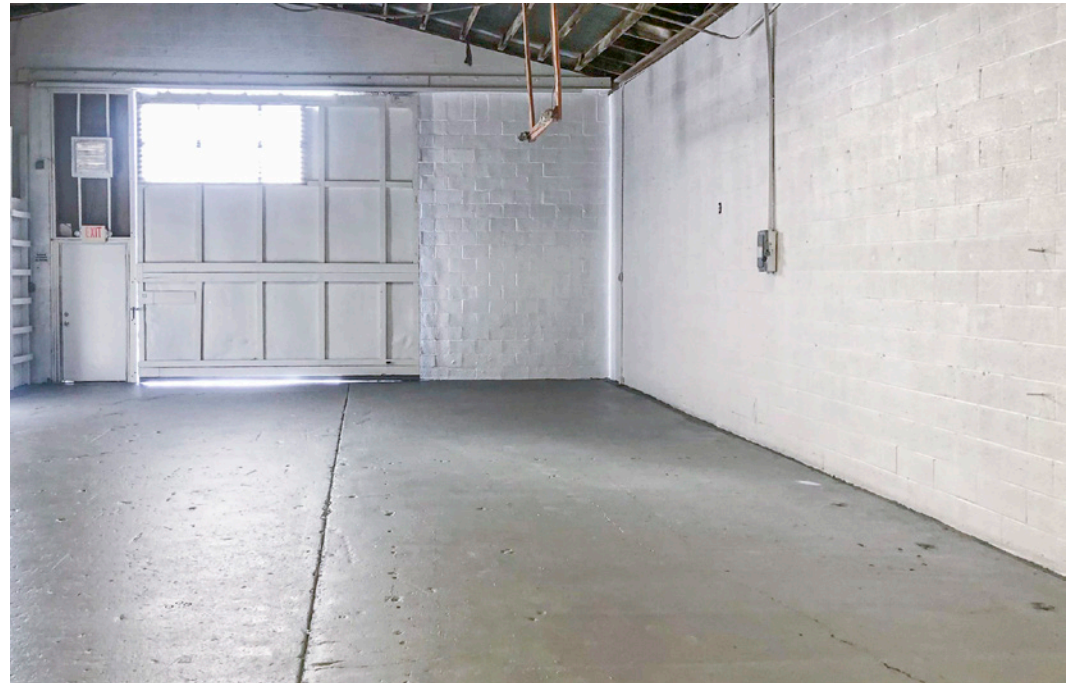
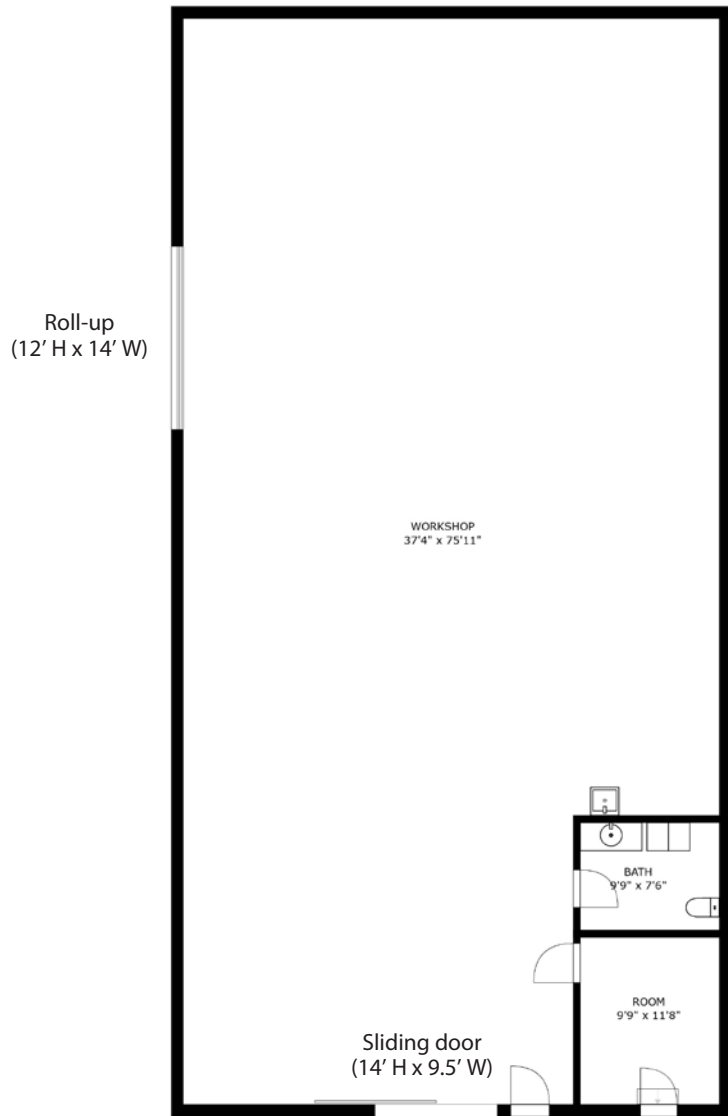
**Francois DeJohn**  
805.898.4365  
[fran@hayescommercial.com](mailto:fran@hayescommercial.com)  
lic. 01144570

**Nolan Tooley**  
805.705.6924  
[nolan@hayescommercial.com](mailto:nolan@hayescommercial.com)  
lic. 02127359





# CURRENT FLOOR PLAN



*Experience. Integrity. Trust.*  
*Since 1993*

**Francois DeJohn**  
805.898.4365  
[fran@hayescommercial.com](mailto:fran@hayescommercial.com)  
lic. 01144570

**Nolan Tooley**  
805.705.6924  
[nolan@hayescommercial.com](mailto:nolan@hayescommercial.com)  
lic. 02127359





# AERIAL OVERVIEW



*Experience. Integrity. Trust.*  
Since 1993

**Francois DeJohn**  
805.898.4365  
[fran@hayescommercial.com](mailto:fran@hayescommercial.com)  
lic. 01144570

**Nolan Tooley**  
805.705.6924  
[nolan@hayescommercial.com](mailto:nolan@hayescommercial.com)  
lic. 02127359

