

4985 Traffic Way

ATASCADERO, CA

RV/BOAT STORAGE,
CONTRACTOR'S YARD,
OR DEVELOPMENT
OPPORTUNITY



For Sale | Fenced Industrial Land with Warehouse Building | **2,965 SF** on **1.42 acres**

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

Opportunity to purchase a 2,965 SF industrial building on a 61,855 SF industrial lot, with 55,220 SF fenced. This versatile property is ideal for various industrial and outdoor storage uses. It presents an excellent opportunity for an owner-user or a developer looking to generate passive income on the dirt. The income from the outdoor contractor storage or Boat & RV storage lot can significantly offset carrying costs.

For developers, this property offers a great covered land play, providing substantial income during the entitlement process for a higher and better use. It's an ideal site for constructing industrial buildings or mini-storage facilities. See page 6 for an example of what could be built on-site, subject to City approval.

Price: \$1,950,000
Land Size: 61,855 SF (1.42 acres)
Fenced Yard: 55,220 SF (1.26 acres)
Building Size: 2,965 SF
APN: 028-102-002
Zoning: I (Industrial)
Ceilings: 15.5' - 19.5'
Restrooms: One

Parking: Currently 6 striped spaces, including 1 ADA
Loading: (1) 12' H x 14' W roll-up;
(1) 14' H x 9.5' W sliding door
Year Built: 1951
Environmental: Clean Phase I as of 8/22/20
Conditional-Use Permit: 57 RV/Boat spaces



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❖ VERSATILE INDUSTRIAL OPPORTUNITY

2,965 SF industrial building on a 61,855 SF lot, including 55,220 SF fenced, ideal for a variety of industrial and outdoor storage uses.

❖ OWNER-USER OR DEVELOPER POTENTIAL

Suitable for both owner-users seeking a functional industrial space and developers interested in long-term income generation.

❖ INCOME-GENERATING STORAGE LOT

The outdoor storage lot provides significant income, effectively offsetting property carrying costs.

❖ COVERED LAND PLAY

A great opportunity for developers to generate income while working through entitlements, making it an attractive covered land play.

❖ FUTURE DEVELOPMENT POTENTIAL

Ideal site for constructing industrial buildings or mini-storage facilities, with development potential subject to City approval (see page 6 for conceptual plans).

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AERIAL OVERVIEW



Fenced yard
49,480 SF

Fenced yard
5,740 SF

Parking

**Warehouse building
2,965 SF**

Traffic Way

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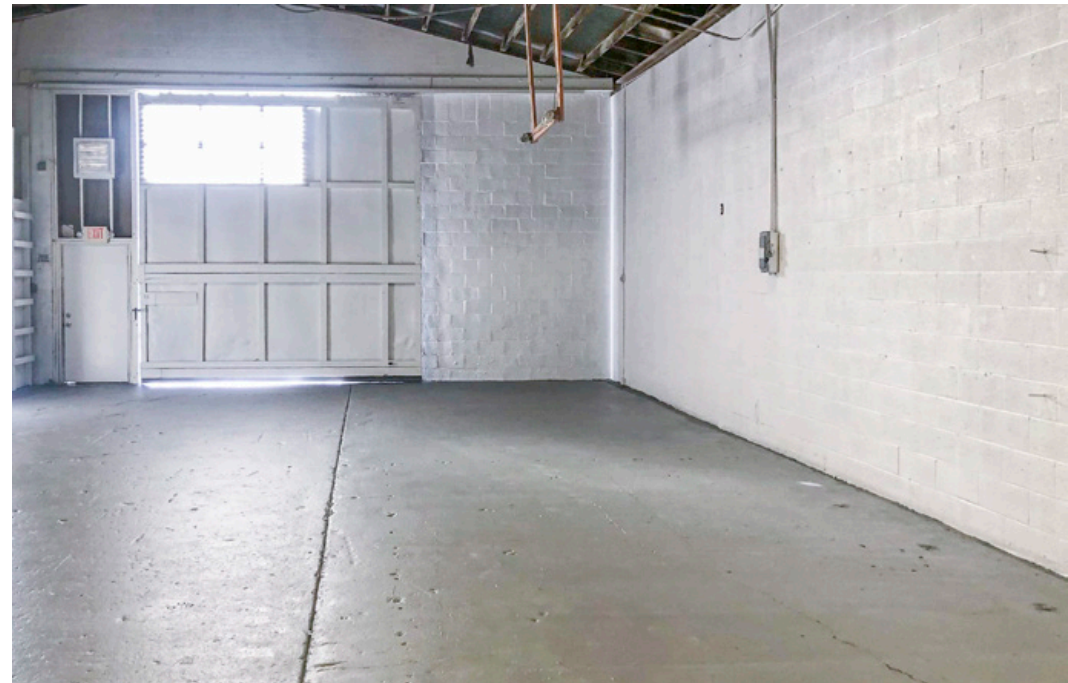
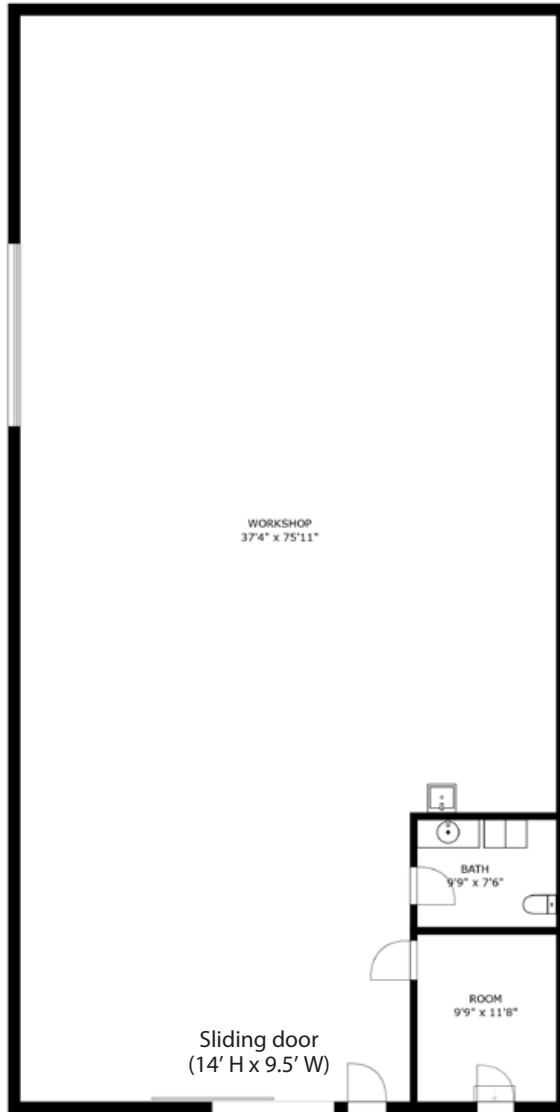
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CURRENT FLOOR PLAN

Roll-up
(12' H x 14' W)



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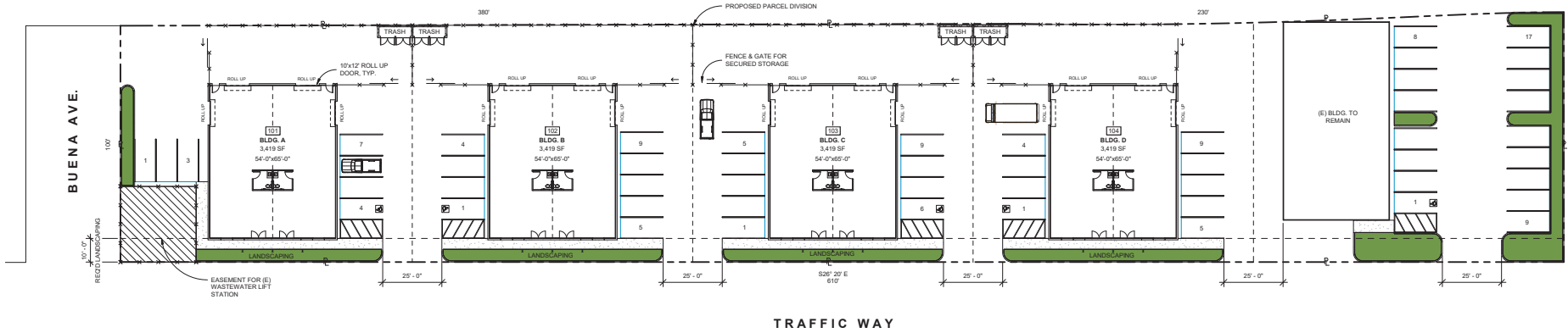
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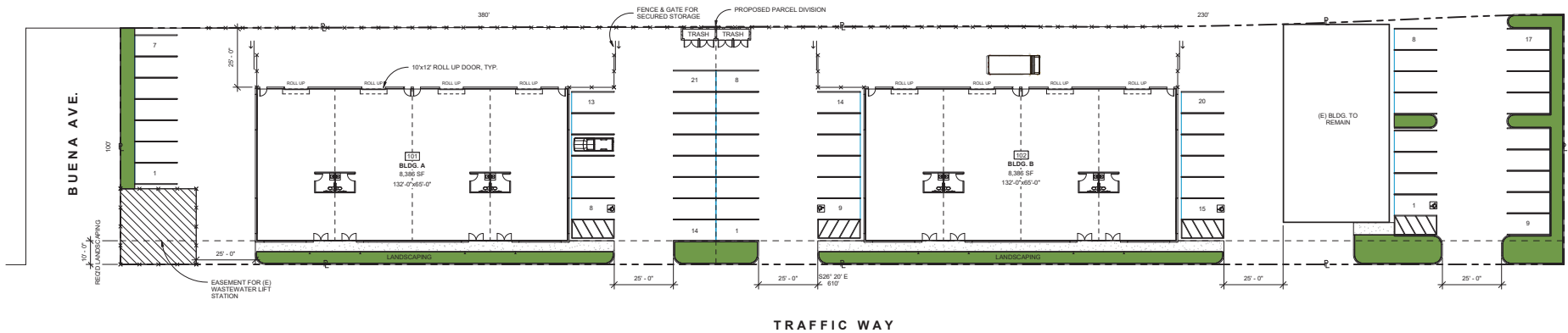


DEVELOPMENT POTENTIAL

PLAN A | Four new 3,419 SF industrial buildings



PLAN B | Two new 8,386 SF industrial buildings



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DEVELOPMENT POTENTIAL



PLAN A | Artist's rendering of 1 of 4 newly constructed 3,419 SF industrial building with new parking

PLAN B | Artist's rendering of 1 of 2 newly constructed 8,386 SF industrial building with new parking

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