ARCHER WILKINSON

FOR LEASE

A freestanding ±5,280 SF industrial building with prominent South Higuera frontage, showroom-to-warehouse layout, two 12′ × 10′ roll-up doors, 200-amp power and eight on-site spaces.



INDUSTRIAL BUILDING FOR LEASE

3285 S HIGUERA ST

San Luis Obispo, California 93401

Patrick Wilkinson
805-781-3092 · patrick@archwilk.com
archwilk.com

LEASE RATE	AVAILABLE	ZONING	TRAFFIC COUNT
$1.60 / SF / mo · MG	**±5,280 SF**	**C-S-S**	**±12,900 / day**











THE SPACE

ARCHER WILKINSON

A freestanding ±5,280 SF single-story industrial building on San Luis Obispo's South Higuera corridor — the city's primary service-commercial spine. The plan opens with a street-facing showroom and office area and steps back into a clear, open warehouse under an exposed-truss roof, served by two 12′ × 10′ grade-level roll-up doors under roughly 12′–16′ of clear height, with 200-amp single-phase power. A carpeted mezzanine over the rear bay adds storage or flex office within the ±5,280 SF. The ±16,600 SF site carries eight on-site spaces — six in the fenced rear yard and two alongside the building. Excellent frontage and signage exposure to roughly 12,900 vehicles per day, with the Highway 101 ramps at Prado Road less than half a mile west.

AVAILABLE	**±5,280 SF** entire building
LOT SIZE	**±16,600 SF** 0.38 acres
PROPERTY TYPE	**Industrial** freestanding, single story
ZONING	**C-S-S** service commercial
LOADING	**Two 12' w × 10' h** grade-level roll-ups
CLEAR HEIGHT	**12' – 16'** approx.
MEZZANINE	**Yes** carpeted · included in SF
POWER	**200 amp** single-phase
PARKING	**8 spaces** 6 rear · 2 side

HIGHLIGHTS

- Prominent S Higuera frontage & signage
- Showroom front, open warehouse rear
- Two 12′ × 10′ grade-level roll-ups
- 200-amp single-phase power
- 8 on-site spaces — 6 rear, 2 side
- Carpeted mezzanine — storage or office
- Hwy 101 ramps ±0.4 mi at Prado Rd

THE OFFERING

FOR LEASE

$1.60 / SF / mo

Modified Gross
±$8,448 per month
≈ $19.20 / SF / year



THE LOCATION

South Higuera at Prado Road — San Luis Obispo's service-commercial spine, with **two US-101 interchanges** serving the site: the Prado Road ramps less than half a mile west, and Madonna Road a mile north. Downtown is roughly four minutes up the corridor.

US-101 · PRADO RD RAMPS

±0.4 mi ≈ 1 min

US-101 · MADONNA RD

±1 mi ≈ 2 min

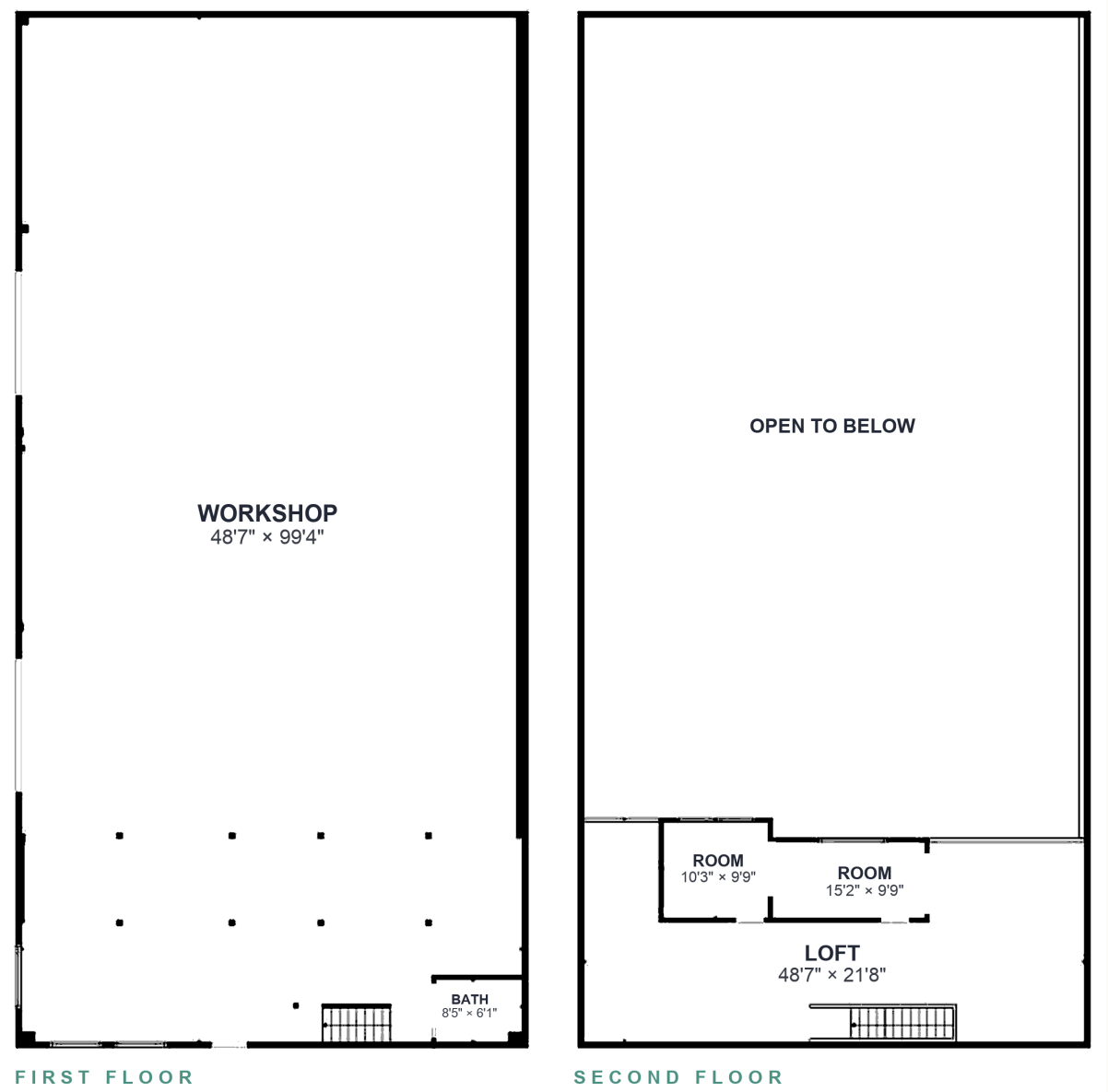
DOWNTOWN SAN LUIS OBISPO

±2 mi ≈ 4 min

Distances are approximate driving distances. Map data © OpenStreetMap contributors © CARTO. See back page for full disclaimer.

±5,280 SF · TWO LEVELS

FLOOR PLAN



FIRST FLOOR

SECOND FLOOR

Floor plan by CubiCasa. Room dimensions approximate and not to scale; deemed reliable but not guaranteed.



Patrick Wilkinson

BROKER · CA DRE# 01999527

O 805-781-3092

C 805-234-3722

patrick@archwilk.com

www.archwilk.com

Archer Wilkinson, Inc.
1100 Broad Street
San Luis Obispo, CA 93401

All information provided is from sources deemed reliable but is not guaranteed. Square footage, zoning and traffic counts are from public records (SLO County Assessor / City of San Luis Obispo) and are approximate; clear height, roll-up door dimensions, electrical service, parking counts and floor-plan room dimensions are approximate and unverified. Distances are approximate driving distances. Map data © OpenStreetMap contributors © CARTO. Floor plan by CubiCasa; not to scale. Prospective tenants should independently verify all measurements, permitted uses, utilities, capacity and condition. This is not an offer to lease and is subject to change, prior lease or withdrawal without notice. Broker of Record: Archer Wilkinson, Inc. CA DRE# 02125991.