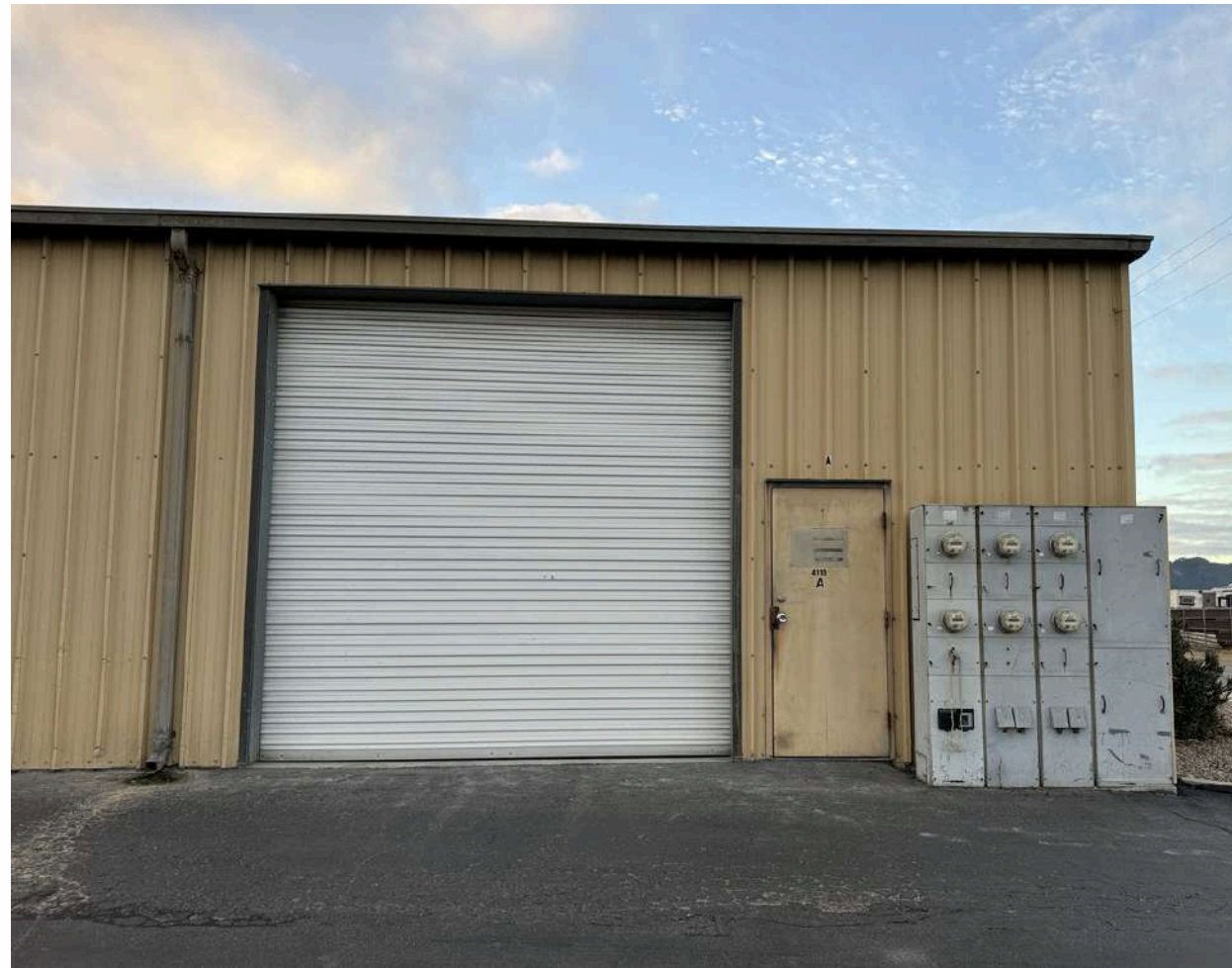


FOR LEASE



4110 Horizon Lane, Suite A, San Luis Obispo, CA 93401

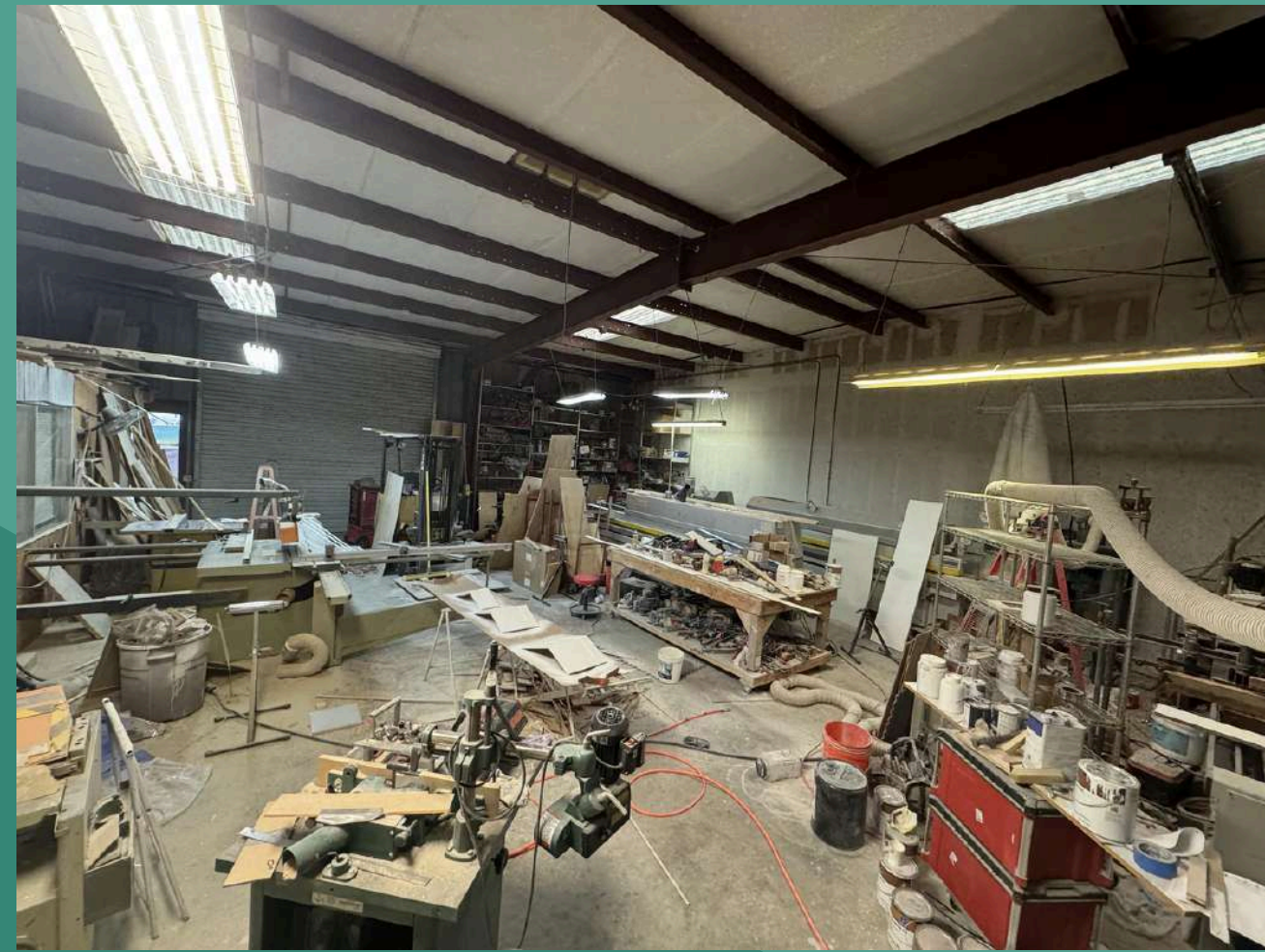
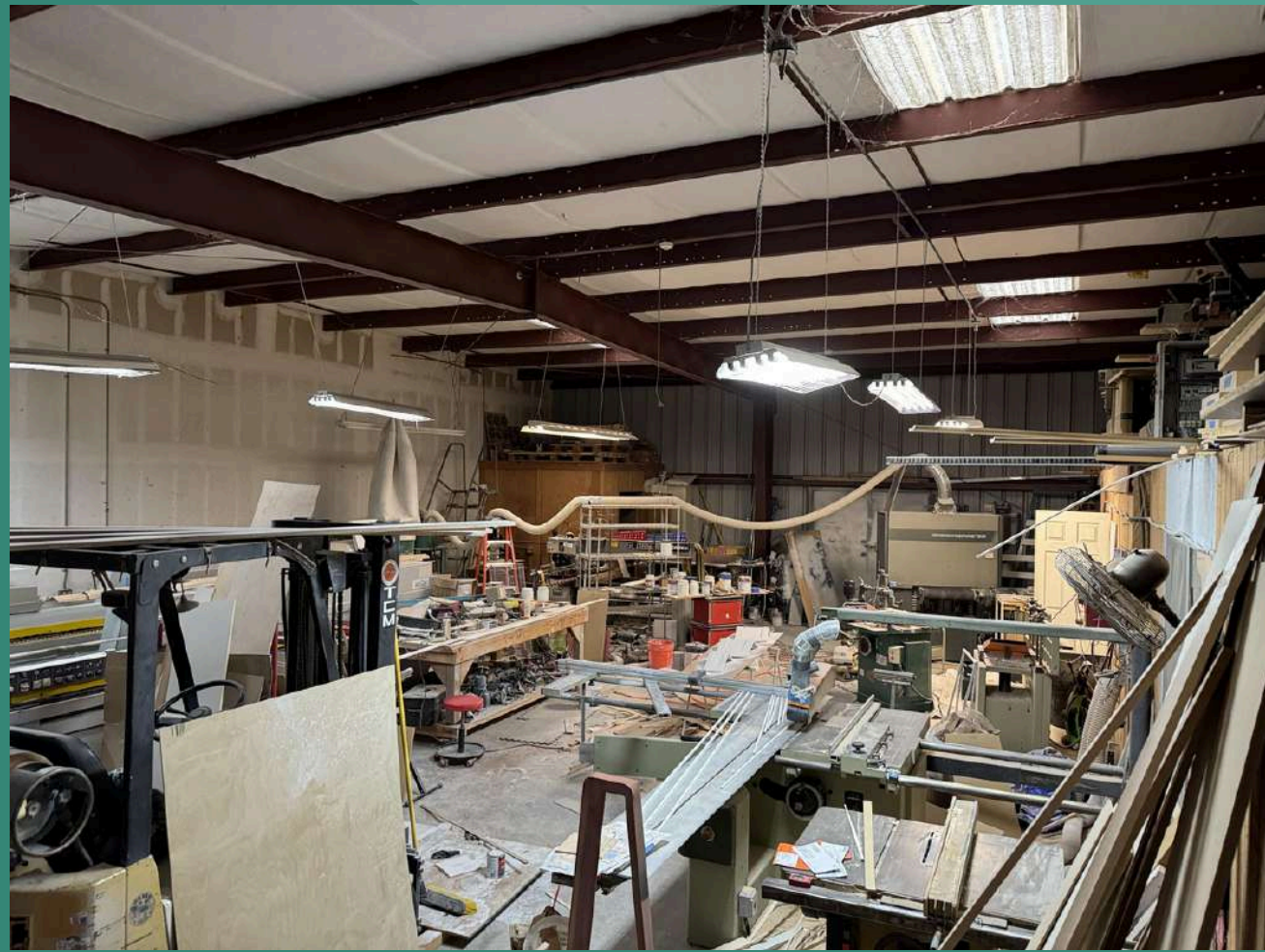
Property Summary



4110 Horizon Lane, Suite A, San Luis Obispo, CA 93401

This well-situated industrial suite, located near the end of Horizon Lane off Suburban Road, is a warehouse space with easy access to Hwy 101. The space is approximately 2,000 SF with 1 roll-up door, 2 office spaces, 1 bathroom and a rear storage yard accessed by double doors at the back of the suite. The suite's electrical subpanel has 3-phase power to allow for high power users. There are also 4 parking spaces dedicated to the space. Call agent to schedule a showing.

Lease Rate:	\$1.65/SF/mo Modified Gross
Term:	2 years
Unit SF:	+/- 2,000 SF
Uses:	Industrial
Zoning:	M - Manufacturing
Parking:	4 spaces
Power:	200 A - 3 phase





Tank Farm Road

Suburban Road

4110 Horizon Lane
Suite A

The material contained in this document is confidential, furnished solely for the purpose of considering investment or leasing in the property described therein and is not to be copied and/or used for any purpose or made available to any other person without the express written consent of Archer Wilkinson Inc. In accepting this, the recipient agrees to keep all material contained herein confidential.

This information package has been prepared to provide summary information to prospective purchasers or tenants and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, Archer Wilkinson Inc. has not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age or any other aspect of the property, including but not limited to any potential environmental problems that may exist and make no warranty or representation whatsoever concerning these issues. The information contained in this information package has been obtained from sources we believe to be reliable; however, Archer Wilkinson Inc. has not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any proformas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.

Archer Wilkinson, Inc. strongly recommends that prospective purchasers and tenants to conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers and tenants consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

All parties are advised that in any property the presence of certain kinds of molds, fungi, or other organisms may adversely affect the property and the health of some individuals. Archer Wilkinson Inc. recommends, if prospective buyers or tenants have questions or concerns regarding this issue, that prospective buyers or tenants conduct further inspections by a qualified professional. The Seller / Landlord retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale or lease is subject to the sole and unrestricted approval of Seller / Landlord, and Seller/ Landlord shall be under no obligation to any party until such time as Seller / Landlord and any other necessary parties have executed a contract of sale containing terms and conditions acceptable to Seller / Landlord and such obligations of Seller / Landlord shall only be those in such contract of sale. For more information on these and other Archer Wilkinson, Inc. exclusive listings, please visit our website at

www.archwilk.com

Broker of Record: Archer Wilkinson, Inc. CA DRE#02125991

Property Photos



Exclusive Leasing Agent:

Patrick Wilkinson

Real Estate Investment Advisor

O: 805-781-3092 | C: 805-234-3722

patrick@archwilk.com

1100 Broad Street, San Luis Obispo, CA 93401

www.archwilk.com

CA DRE# 01999527