

Large Industrial Building
143 Suburban Rd., San Luis Obispo, CA
+/- 46,242 SF
FOR SALE



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641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
Updated: 8/25/2025

McCarty ♦ Davis
Commercial Real Estate

Property Overview

McCarty Davis is pleased to offer the opportunity to purchase 143 Suburban Rd. This ±46,242 SF building sits on a 2.67-acre parcel and offers exceptional versatility. Originally constructed in 1984 with recent exterior renovations, the facility can accommodate a single user or be demised into suites creating a multi-tenant building. Historically utilized for manufacturing, storage, and distribution, the property is well-suited to support a wide range of industrial uses.

The building is equipped with 3-phase, 2,000-amp power providing substantial capacity for power-intensive operations. Functional features include ten grade-level 8’ x 8’ loading doors and ample yard/parking area, enhancing operational efficiency and accessibility. With its flexible layout, strong utility infrastructure, and rare availability, this asset represents a compelling opportunity for both owner-users and investors.

Property Facts

Building Size	+/- 46,242 SF
Lot Size	+/- 2.67 AC
APN	053-258-033
Year Built	1984
Zoning	M-SP (Manufacturing-Specific Plan)
Power	3 Phase - 2,000 amps
Parking	80 spaces Adjacent lots available for purchase for additional parking

Financials

Sale Price: \$8,250,000 (+/- \$178 per sq. ft.)

Additional Information

*Adjacent lots available for sale separate from building offering *see info following in brochure*



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***Entrance to
building***

Rendering to show the building with existing buildout removed, black lines indicate existing walls.

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Adjacent Lots for Sale: 4015 & 4045 Earthwood Ln.

Sale Price	\$838,530 (\$35/SF)
Lot Size	23,958 SF
APN(S)	053-258-046, 053-258-045
Zoning	M-SP

Lots to be sold together

***Lots are available for sale
separately from the
building***

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***For More
Information***

*To schedule a
showing please call
or email us. Our
contact information
is below and we
look forward to
talking to you.*



*The information contained herein has been obtained from the owner of the property or from other sources deemed reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.*

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