

71 S. Los Carneros Rd.

Goleta, CA 93117

±112,480 SF – ±28,643 SF Office/R&D/Warehouse

*Centrally located off Hwy 101 in close proximity to
Santa Barbara Airport and UCSB, and just 10 minutes
from downtown Santa Barbara*



FOR LEASE ±112,480sf – ±28,643sf OFFICE/R&D/WAREHOUSE

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PROPERTY BRIEF

This Class A Office/R&D/Warehouse property offers excellent corporate identity, high-end finishes, highly improved, state-of-the-art laboratory space, abundant parking and unmatched clear-height. Centrally located off Hwy 101, Santa Barbara Airport, UCSB and just 10 minutes from downtown Santa Barbara.

Lease Rate ± \$1.65/SF NNN (\$0.39)

Size ± 112,480 SF – ±28,643 SF

Available ± January 1, 2020

Parking ± 333 Spaces

Zoning ± MR-P / BP

Ceiling Height ± 20–22 ft. (75,000 SF); 30–32 ft. (30,000 SF)

Loading ± (2) Dock-High Roll-Up Doors; (2) Ground Level Roll-Up Doors; Large Gated Loading Area

Amenities ± Large employee break room adjacent to outdoor patio area

Sprinklers ± Throughout

HVAC ± Throughout

Power ± 4,000 Amp 480 Volt 4 Wire 3-Phase

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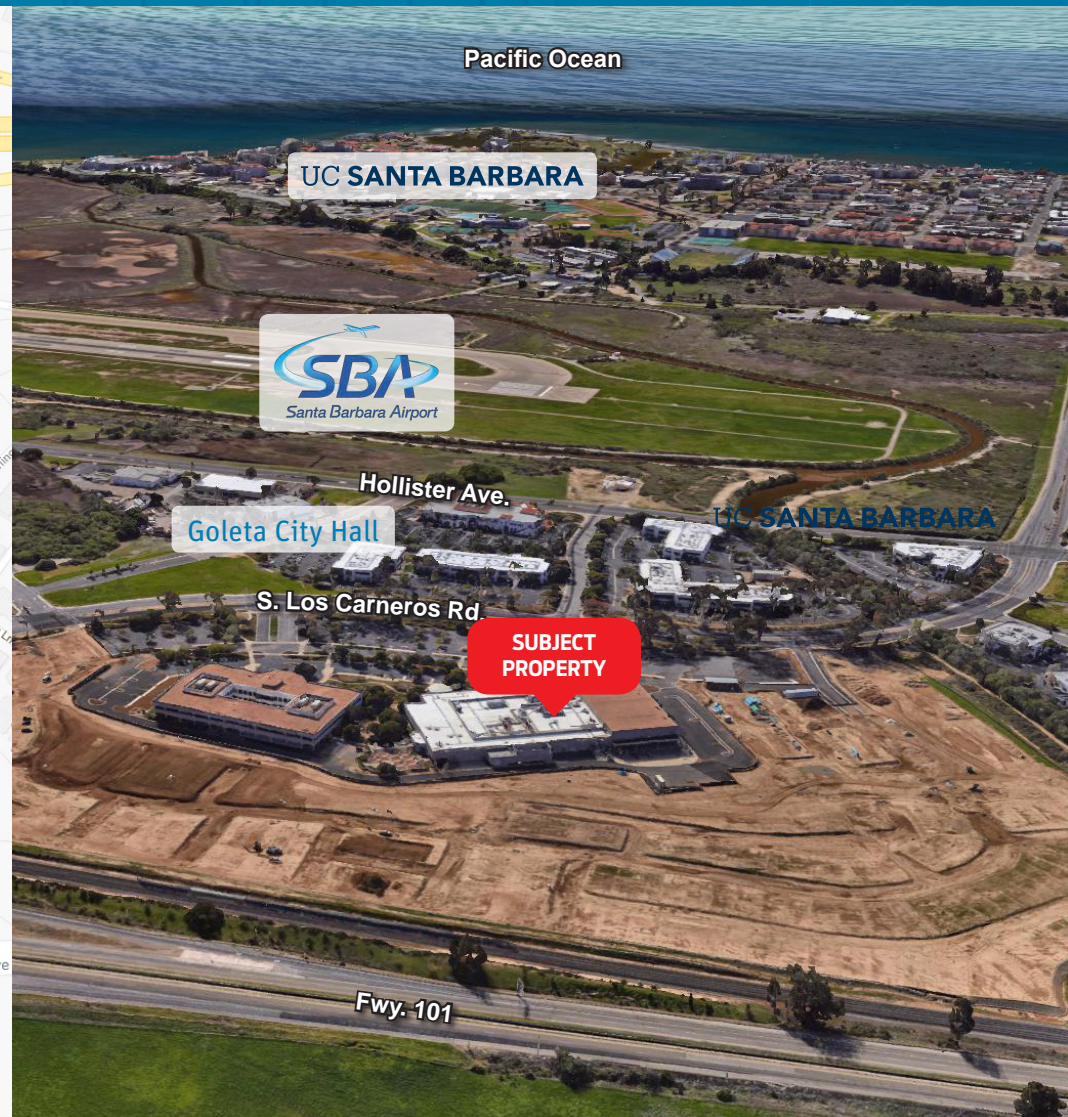
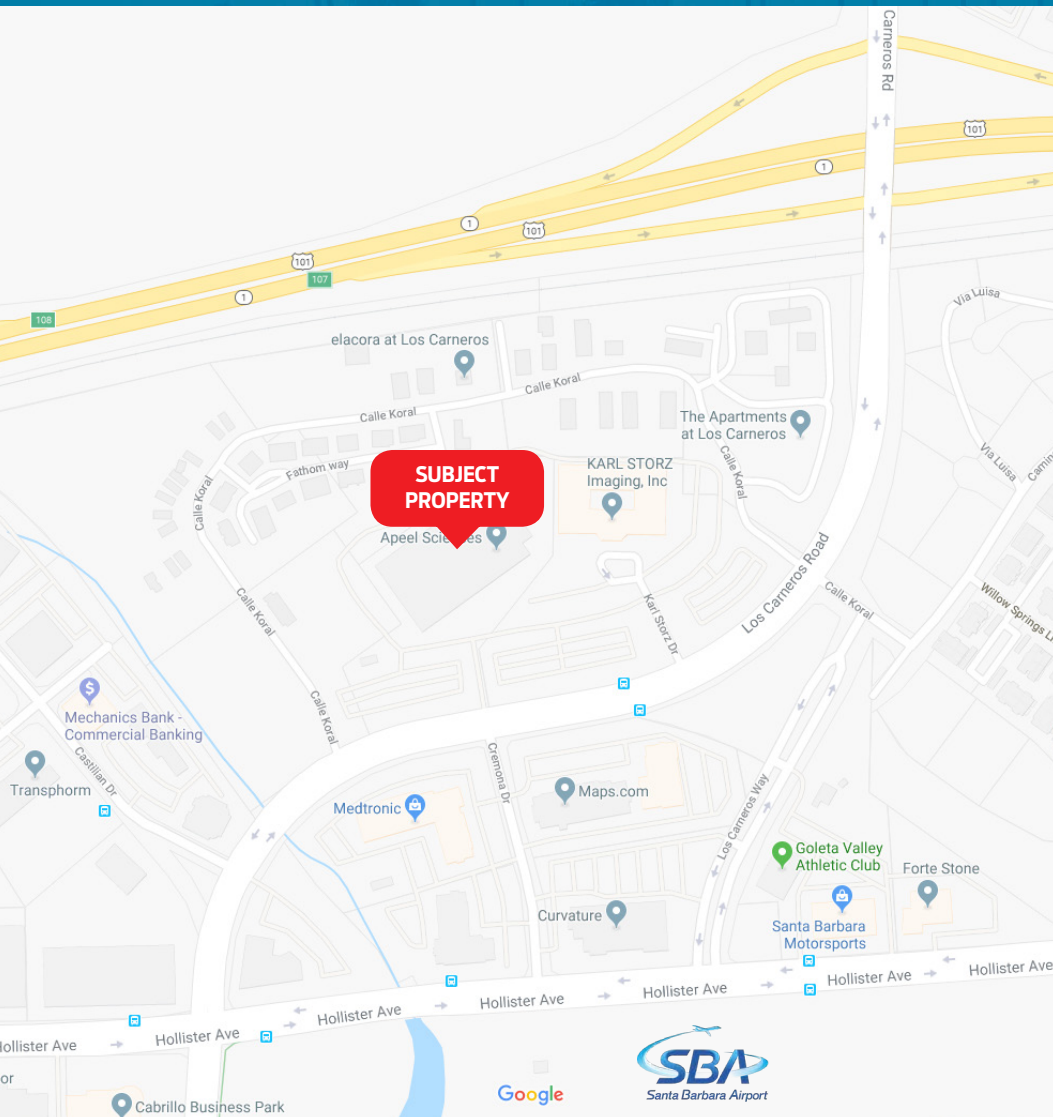
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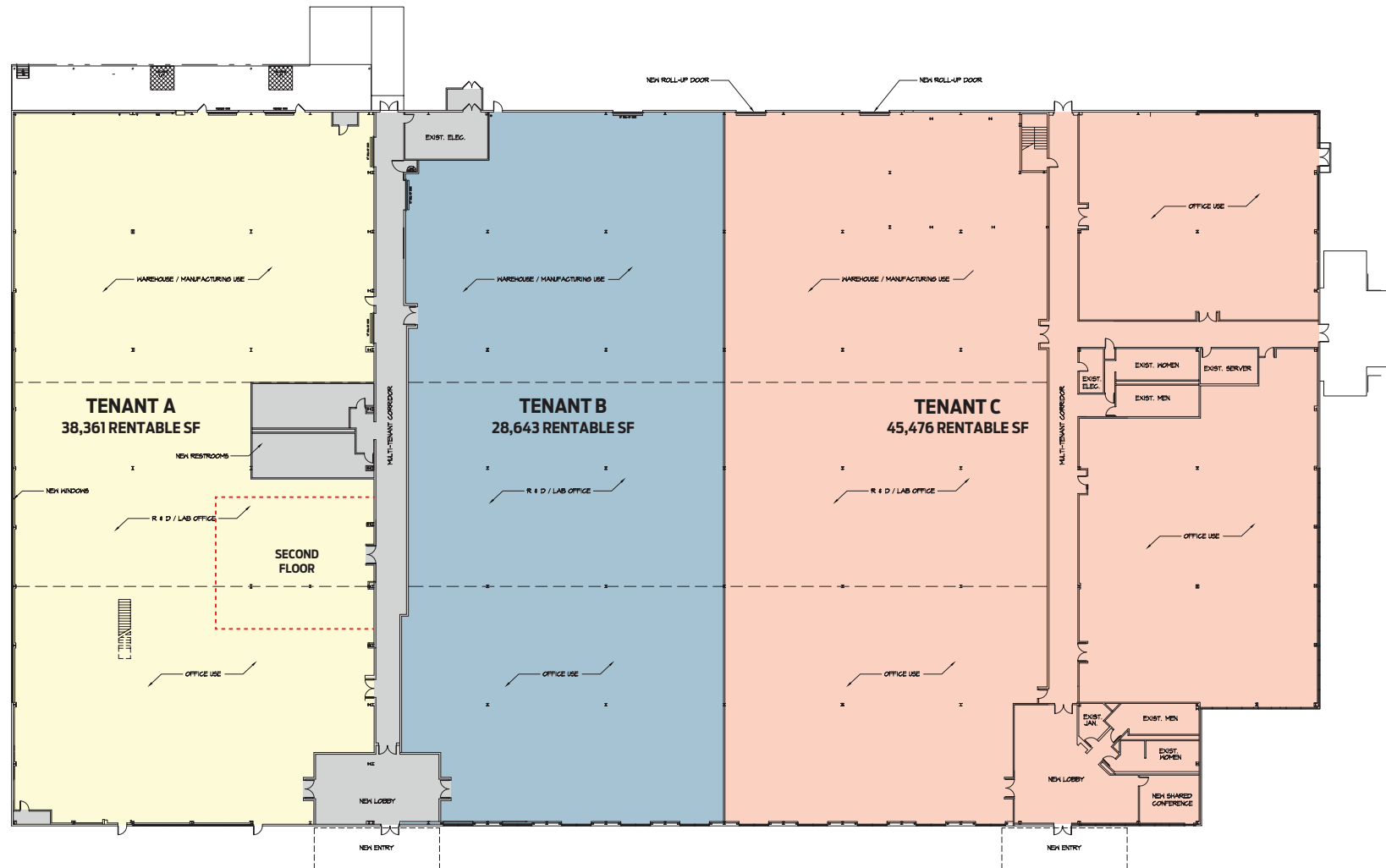
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DEMISING PLAN



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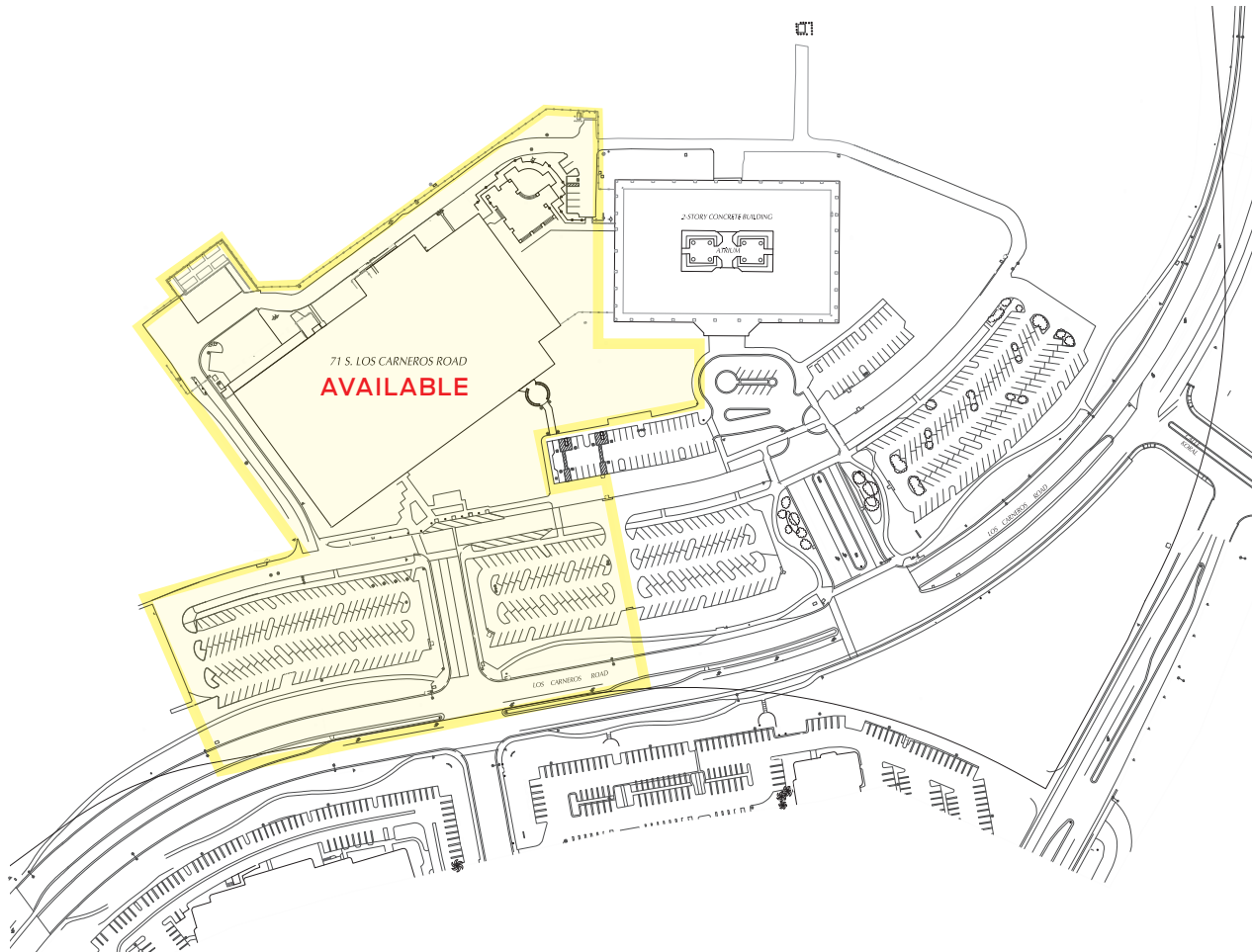
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SITE PLAN



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