

635 E Gutierrez St SANTA BARBARA, CA

RARE M-I ZONING

3,286 ± SF
Unit C

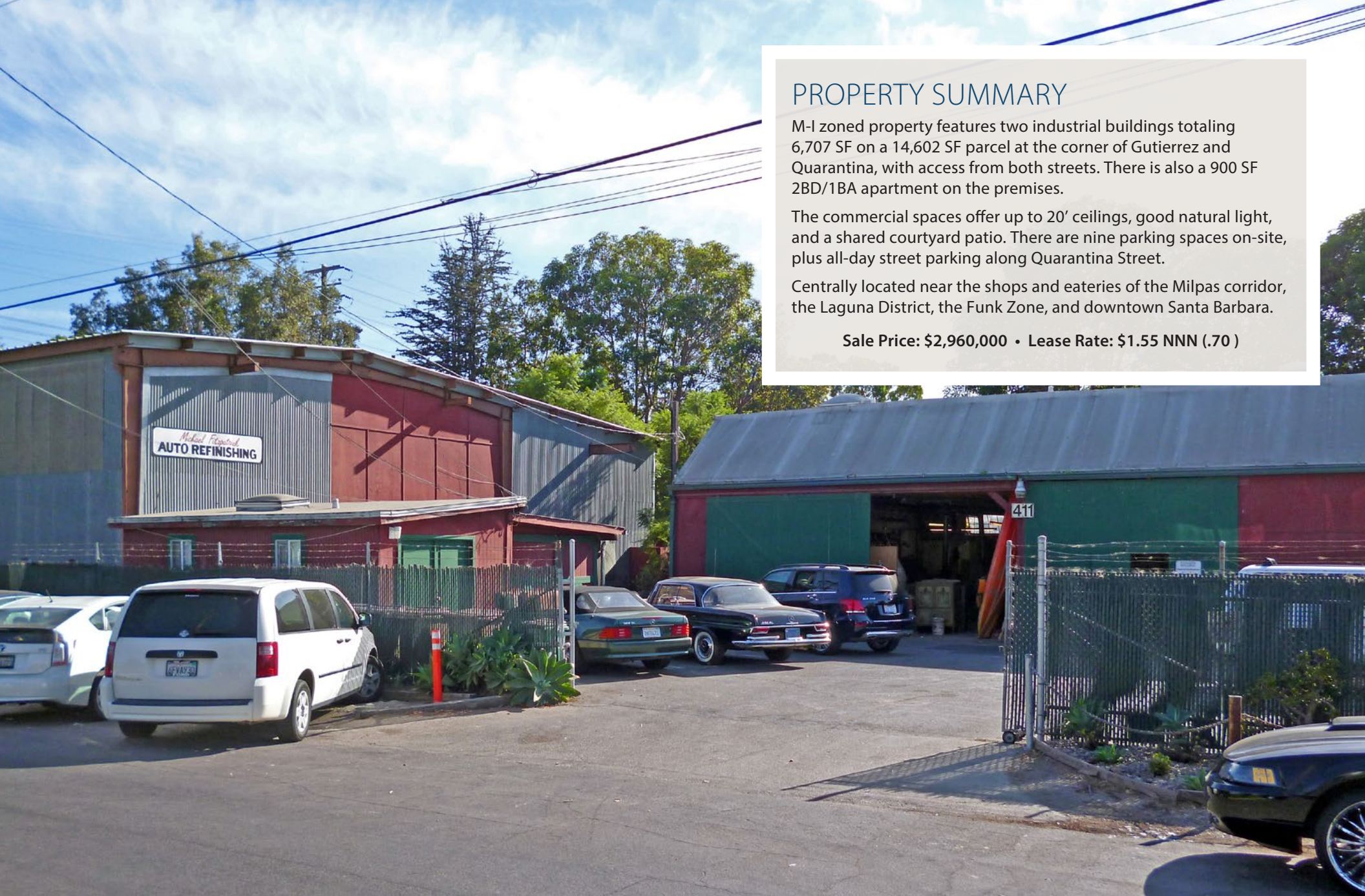
3,421 ± SF
Units A & B

For Sale or Lease | Downtown Industrial Buildings | 1,382 - 6,707 SF

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Dan Ferrick
805.898.4371
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PROPERTY SUMMARY

M-I zoned property features two industrial buildings totaling 6,707 SF on a 14,602 SF parcel at the corner of Gutierrez and Quarantina, with access from both streets. There is also a 900 SF 2BD/1BA apartment on the premises.

The commercial spaces offer up to 20' ceilings, good natural light, and a shared courtyard patio. There are nine parking spaces on-site, plus all-day street parking along Quarantina Street.

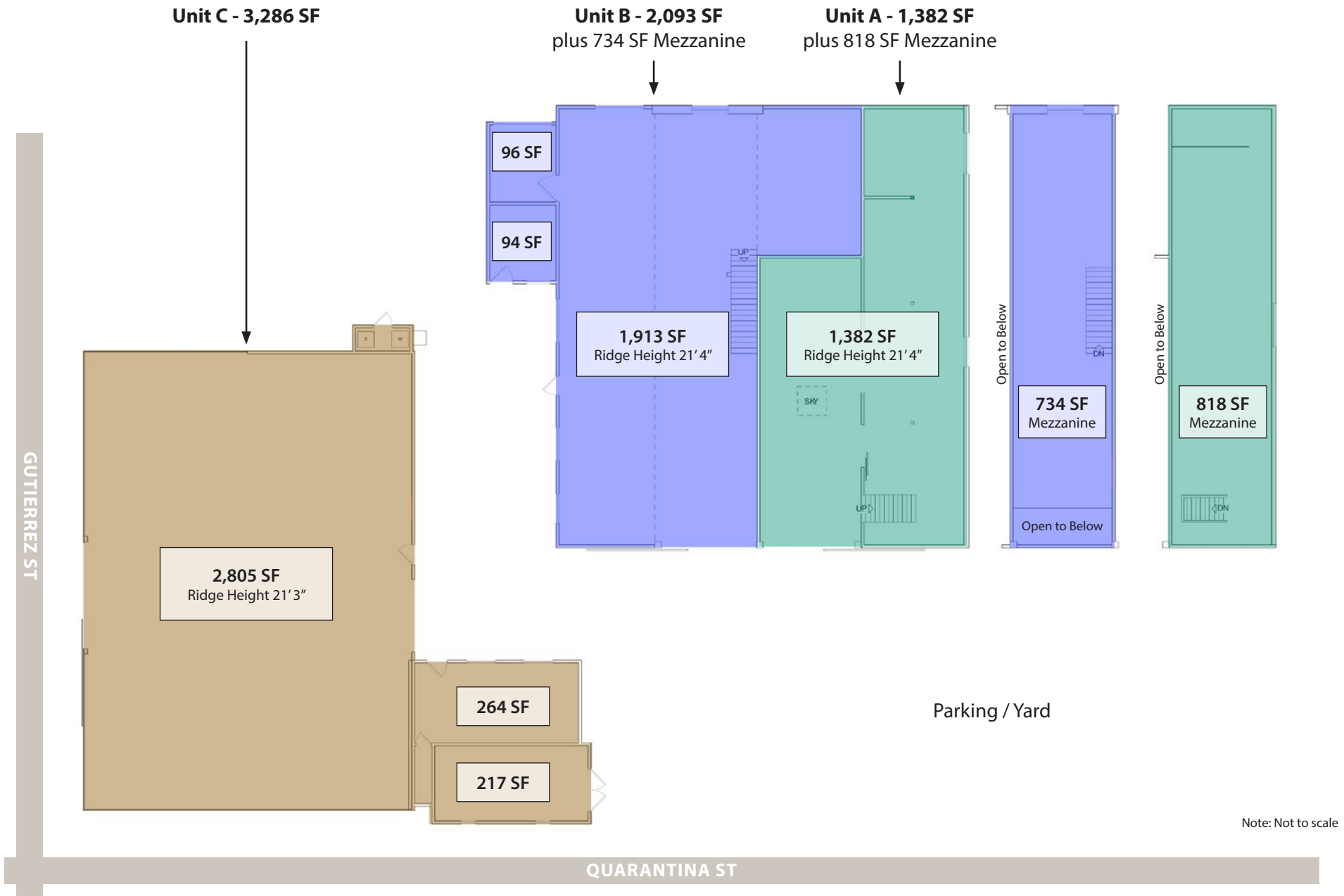
Centrally located near the shops and eateries of the Milpas corridor, the Laguna District, the Funk Zone, and downtown Santa Barbara.

Sale Price: \$2,960,000 • Lease Rate: \$1.55 NNN (.70)

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AREA OVERVIEW



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UNIT A



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UNIT B



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UNIT C



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