

5330 Debbie Rd

GOLETA, CA



For Lease | High-Bay Warehouse with Additional Storage | **5,791 - 7,944 SF**

Experience. Integrity. Trust.
Since 1993

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Pass-through to second-floor storage

PROPERTY SUMMARY

Conveniently located warehouse space available for lease. First floor offers warehouse with 30' ceilings, three roll-up doors, and full kitchen. Second floor offers additional rooms for storage or office space, a kitchenette, and a forklift pass-through. Optional third floor features a gym and open office area. Near Hwy 217, US 101, and Goleta Valley Cottage Hospital.

Suite:	200	
Size:	1st floor warehouse	5,791 SF
	\$1.70 NNN (.32)	
	2nd floor storage/office	2,153 SF
	\$1.20 NNN (.32)	
	Total	7,994 SF
	<i>(Optional 3rd floor also available for 2,153 SF)</i>	
Available	Now	
Term:	5 years preferred	
Ceilings:	26.5' to beams, 30' at highest point	
Rollups:	Three (12' x 14' each)	
Power:	400 amps	
Parking:	Eight spaces, potential for more	
HVAC:	Yes, in storage/office portions	
Restrooms:	One on each floor (3rd floor restroom has shower)	
Kitchen:	Full kitchen on 1st floor, kitchenette on 2nd floor	
Sprinklers:	Yes	
Gym:	On 3rd floor	
To Show:	Call listing agents	

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Roll-ups in warehouse

FIRST FLOOR



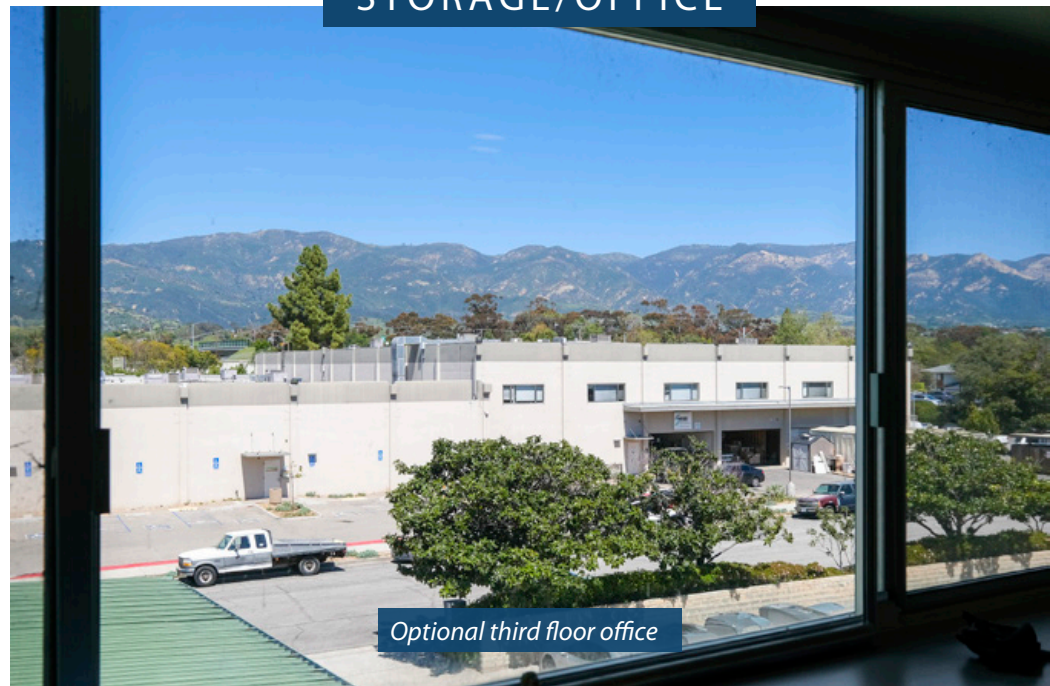
Second-floor additional storage/office

Pass-through to warehouse

STORAGE/OFFICE



Loading and parking



Optional third floor office

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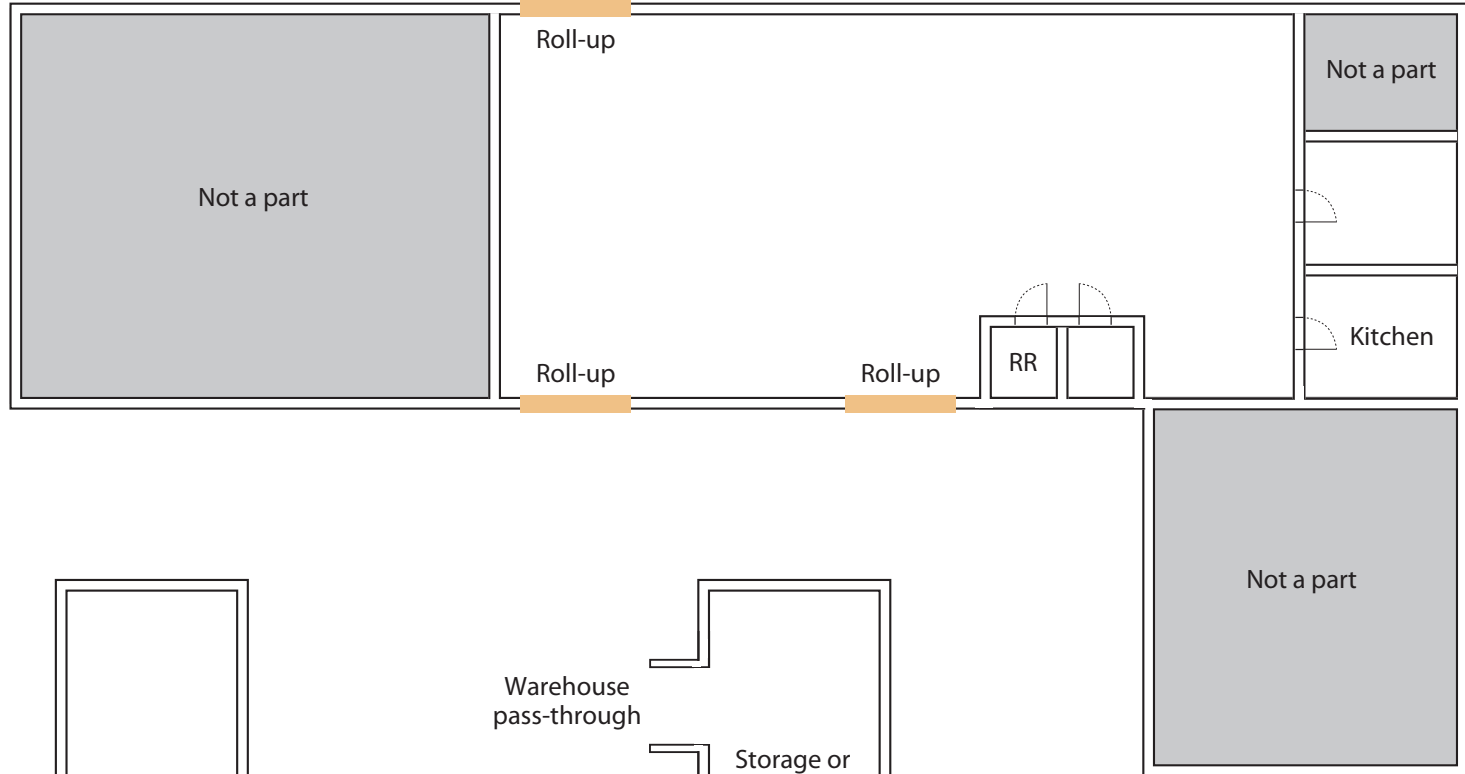
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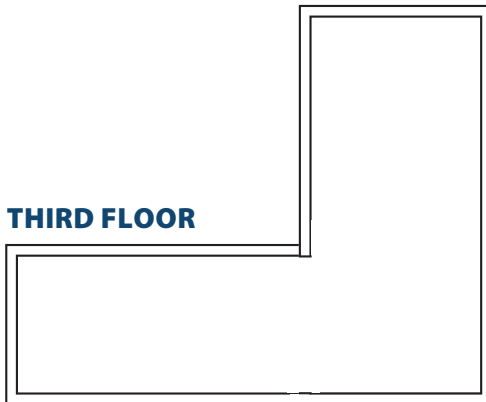


FLOOR PLAN

FIRST FLOOR



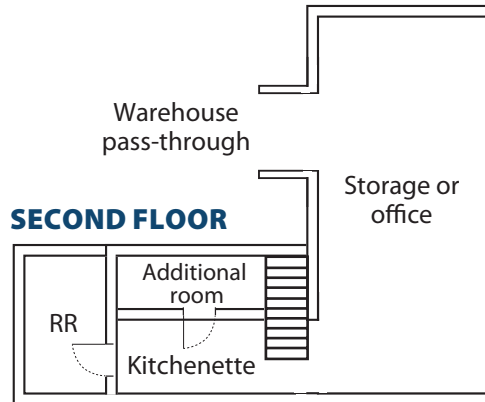
THIRD FLOOR



(Optional)

Includes gym, restroom with shower, and open office space

SECOND FLOOR



Note: Floor plan not to scale

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AREA OVERVIEW



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