

30 S La Patera Ln

GOLETA, CA



For Lease | R&D/Warehouse Space with Office | 10,380 - 24,337 SF

Experience. Integrity. Trust.
Since 1993

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PROPERTY SUMMARY

Great warehouse and office space in the heart of Goleta near the airport, UCSB, and future Goleta Transit Center. **Unit 8** is a flexible R&D/industrial/office space with high ceilings and potential to convert to clear-span warehouse space with roll-up door. **Unit 9** is warehouse space with kitchenette, conference room, private offices, ground-level loading and access to a shared dock. **Unit 11** is bright and airy second-floor office space with a good mix of open area and private offices. Units 8 and 9 can be combined for a total of 24,337 SF.

	<u>Floor</u>	<u>Size</u>	<u>Ceiling</u>	<u>Available</u>
<i>Unit 8</i>	Ground	11,532 SF	27'	Now
<i>Unit 9</i>	Ground	12,805 SF	27'	1/1/25 (possibly sooner)
<i>Unit 11</i>	Mezzanine	10,380 SF	12'	Now

Rate: \$1.10 NNN (.50)

Bldg. Size: 179,667 SF

Term: 3-10 years

Parking: 1.76 / 1,000 SF

Restrooms: Two common sets. Unit 8 has private restroom.

Zoning: M-RP/BP

To Show: CLA

Tenants: Kate Farms, Aqua-Flo, Northrop Grumman, Microdyn Nadir, OSI Hardware



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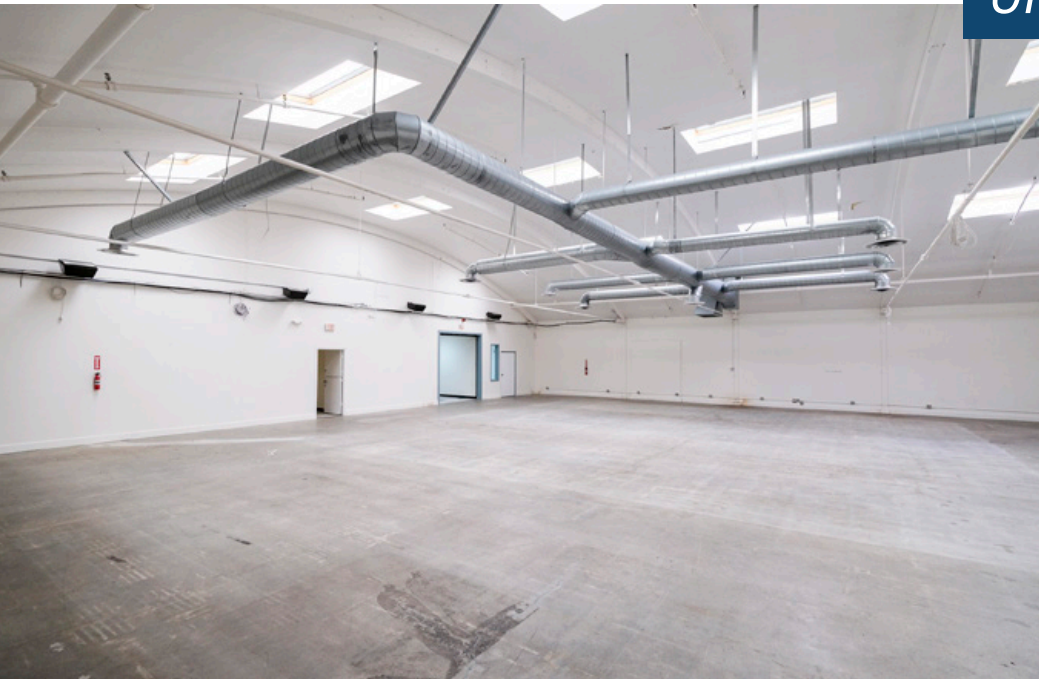
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Unit 8



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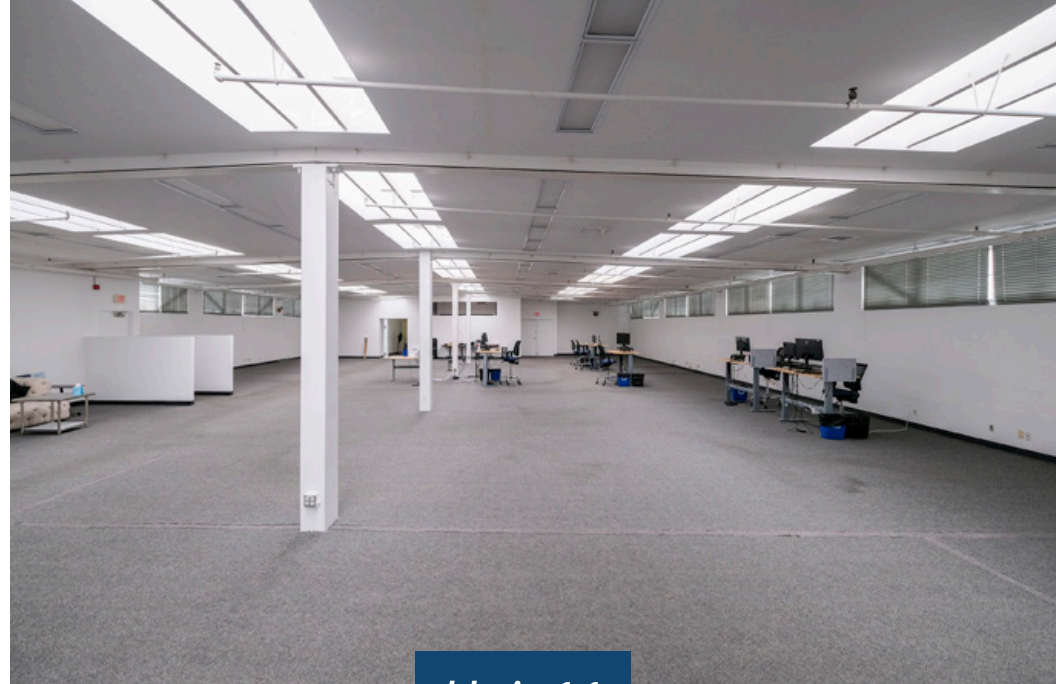
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Unit 9



Unit 11



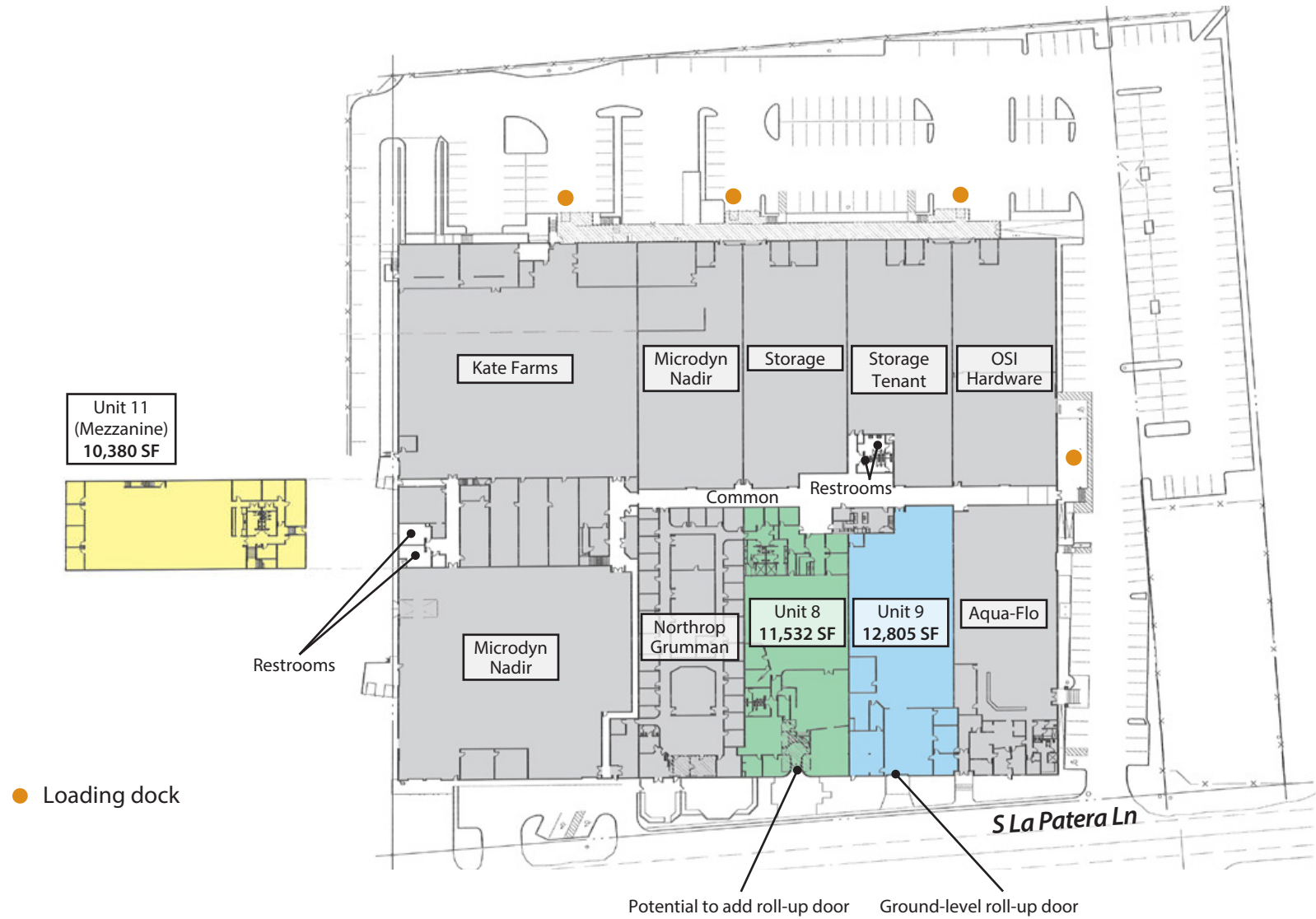
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FLOOR PLAN



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AREA OVERVIEW



DRIVING DISTANCE TO...	
Goleta commuter Amtrak	350 ft
101 Freeway Access	1.2 mi
Santa Barbara Airport	1.7 mi
UC Santa Barbara	2.7 mi
Downtown Santa Barbara	9.6 mi
Los Angeles	105 mi

- NEIGHBORING BUSINESSES
1. Direct Relief
 2. Fire station
 3. Southern California Edison
 4. Seek Thermal
Asylum Research
 5. Residence Inn by Marriott
 6. GraphicInk
 7. Bruker Nano Surface
 8. MicroDyn Nadir
 9. Pacific Design Technologies
 10. Goleta commuter Amtrak
 11. Bardex
 12. Innovative Micro Technologies
 13. Raytheon
 14. Enerpro
 15. Biopac Systems
 16. Freedom Photonics
 17. Vitamin Angels
Strategic Health Partners
 18. City of Goleta
 19. Resonant

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