

# 415 N Salsipuedes St

SANTA BARBARA, CA



**For Lease** | Warehouse with Roll-Ups and Office | **14,368 SF**

*Experience. Integrity. Trust.*  
Since 1993

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## PROPERTY SUMMARY

Offering a convenient downtown location with easy access to US 101, this versatile building features ample warehouse/assembly space, four roll-up doors with dock-high loading, on-site parking lot, plus a high-quality office area. Skylights and windows provide plenty of natural light throughout. Across the street from Carr Vineyards tasting room and Cutler's Distillery, and a block from Ace Hardware.

<b>Size:</b>	Warehouse	11,200 SF
	Office	3,168 SF
	<b>Total</b>	<b>14,368 SF</b>

**Rental Rate:** \$1.45 NNN (.25)

**Available:** CLA

**Zoning:** M-I

**Roll-ups:** Four (two 16'x12', 14'x16', 8'x12')

**Docks:** Three interior docks

**Parking:** 20 on-site spaces

**Restrooms:** 4 single-occupant (2 are ADA)

**HVAC:** Office area only

**Ceiling Height:** 12' - 14'

**To Show:** CLA

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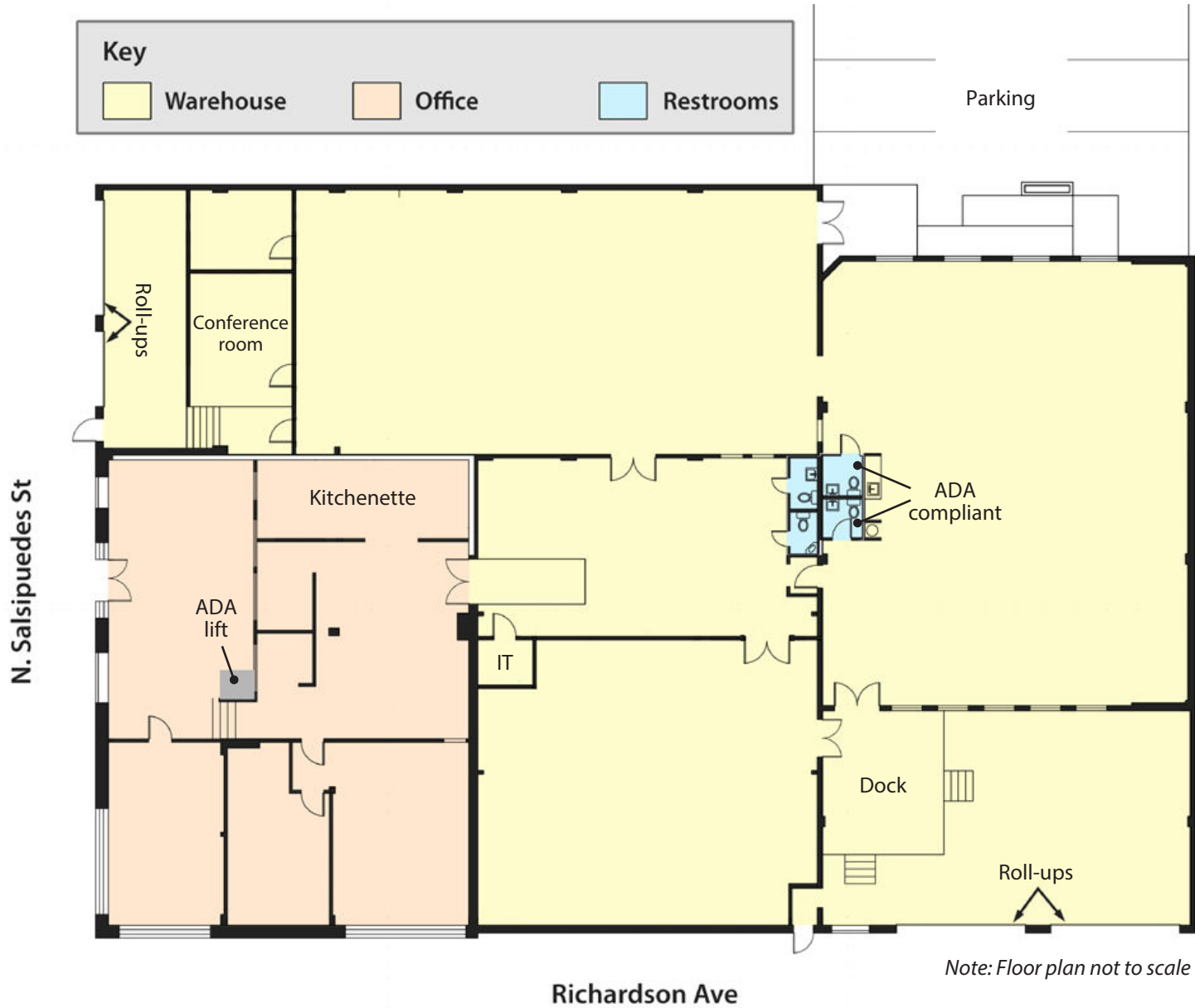


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# FLOOR PLAN



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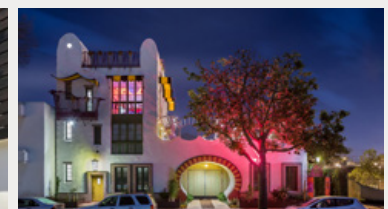


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## THE LAGUNA DISTRICT

An initiative started by local businesses, this district's goal is to nurture the best of Santa Barbara's food & beverage, arts & entertainment and retail, blended with high-quality nonprofit, tech, office and industrial tenants. Lively events and an engaging atmosphere draw in locals and tourists alike.



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