

519 E Gutierrez St, Santa Barbara



FOR LEASE | Downtown Industrial Building with Gated Yard | **6,500 SF**

Experience. Integrity. Trust.
Since 1993

Francois DeJohn
805.898.4365
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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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PROPERTY SUMMARY

Rarely available M-1 property with many upgrades underway. The building offers high ceilings, ample exterior yard space, loading and great access to and from US Hwy 101. This property, located in the heart of the industrial corridor, is surrounded by many thriving businesses including The Home Improvement Center, The Santa Barbara Design Center, Buena Tile, and Vista Paint. Newly updated features will include new restrooms, interior paint, re-finished floors, and much more.

Building	6,500 sf
Gated yard	3,000 sf (not included in rent)
Rate	\$2.50 NNN (.47)
Zoning	M-1
Available	2/1/25
Roll-up	One (1)
Ceilings	14'
Power	400 amp
Restroom	Two (2)
Parking	Five (5) striped spaces in front plus paved yard in rear
To show	Call listing agent



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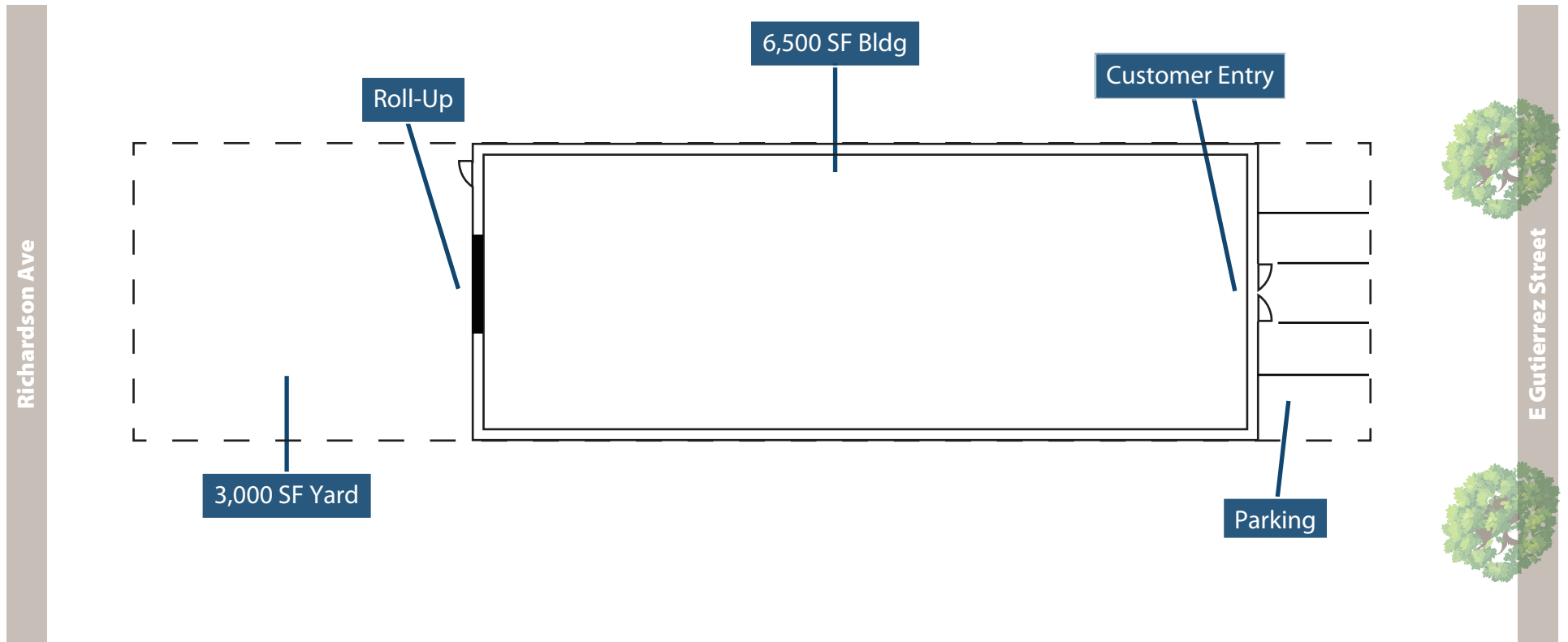
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SITE PLAN



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AERIAL LOOKING WEST



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