



FOR LEASE

611 E Gutierrez St, Santa Barbara, CA | Industrial Property | 5,700 SF on 14,649 SF Lot

*Experience. Integrity. Trust.
Since 1993*

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

Property Overview

This rarely available M-1 industrial property offers an excellent location in the heart of the Lagoon District among breweries, wineries and various design and construction trades. The two versatile industrial buildings (4,000 sf and 1,700 sf) with 10' to 11.75' ceilings throughout are on a large, 14,649 SF gated lot with great visibility on Gutierrez Street, one of downtown Santa Barbara's busiest arteries.



Buildings:	Building	Size*
	Bldg A	4,000 SF
	Bldg B	1,700 SF
	Total	5,700 SF

* Sizes are approximate.

- Lot:** 14,649 SF
- Lease Rate:** 1.49 NNN (0.25)
- Term:** 3 years
- Available:** Now
- Zoning:** M-1
- Power:** 400A 277/480 V, 3 phase
- Bathroom:** One
- CSO%:** 2%
- Showings:** Call listing agents
- Note:** There are two auto spray booths currently on the property which could potentially be available. Call listing agents for details.

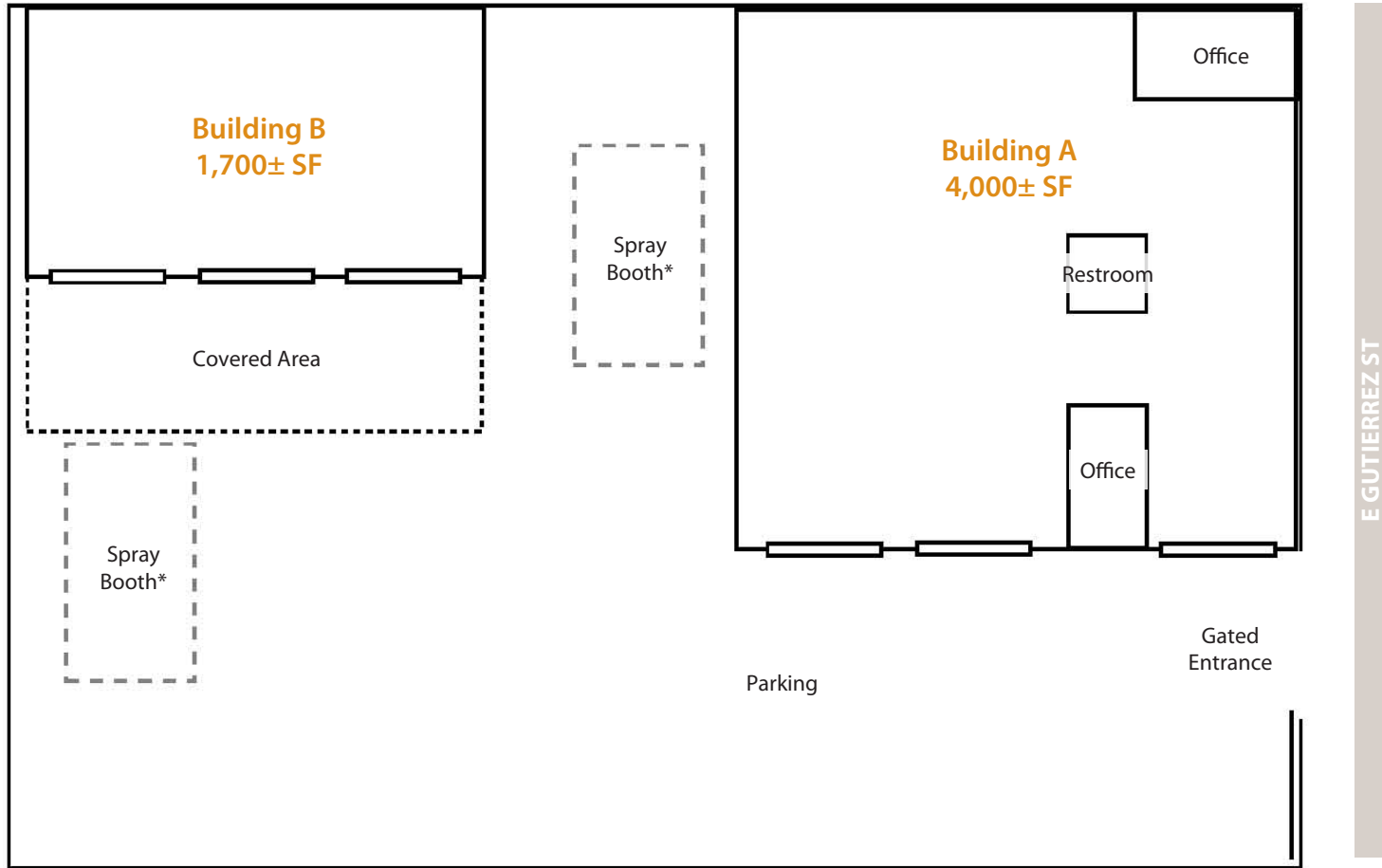
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Site Plan



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Not to scale.

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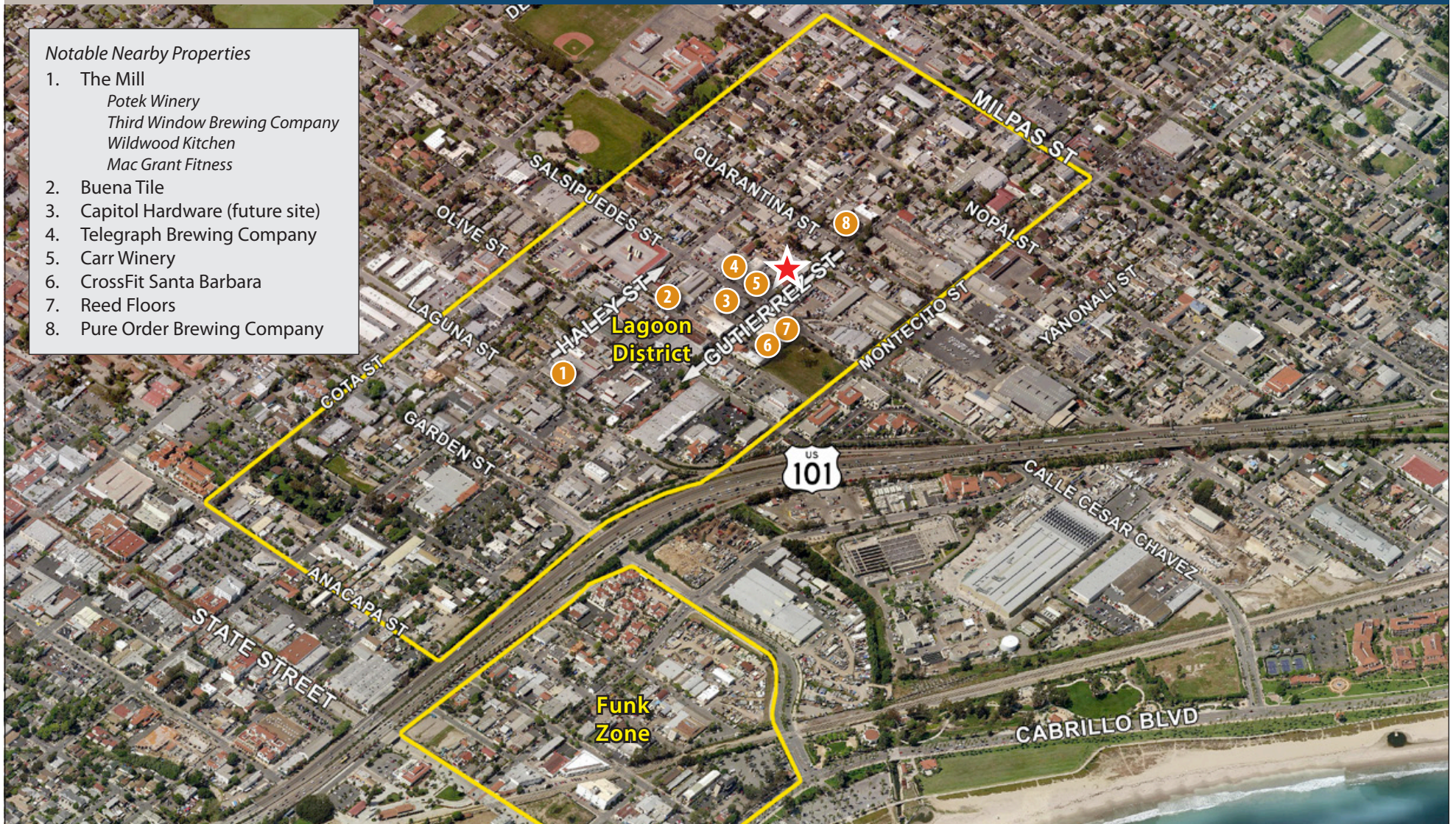


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Notable Nearby Properties

1. The Mill
Potek Winery
Third Window Brewing Company
Wildwood Kitchen
Mac Grant Fitness
2. Buena Tile
3. Capitol Hardware (future site)
4. Telegraph Brewing Company
5. Carr Winery
6. CrossFit Santa Barbara
7. Reed Floors
8. Pure Order Brewing Company



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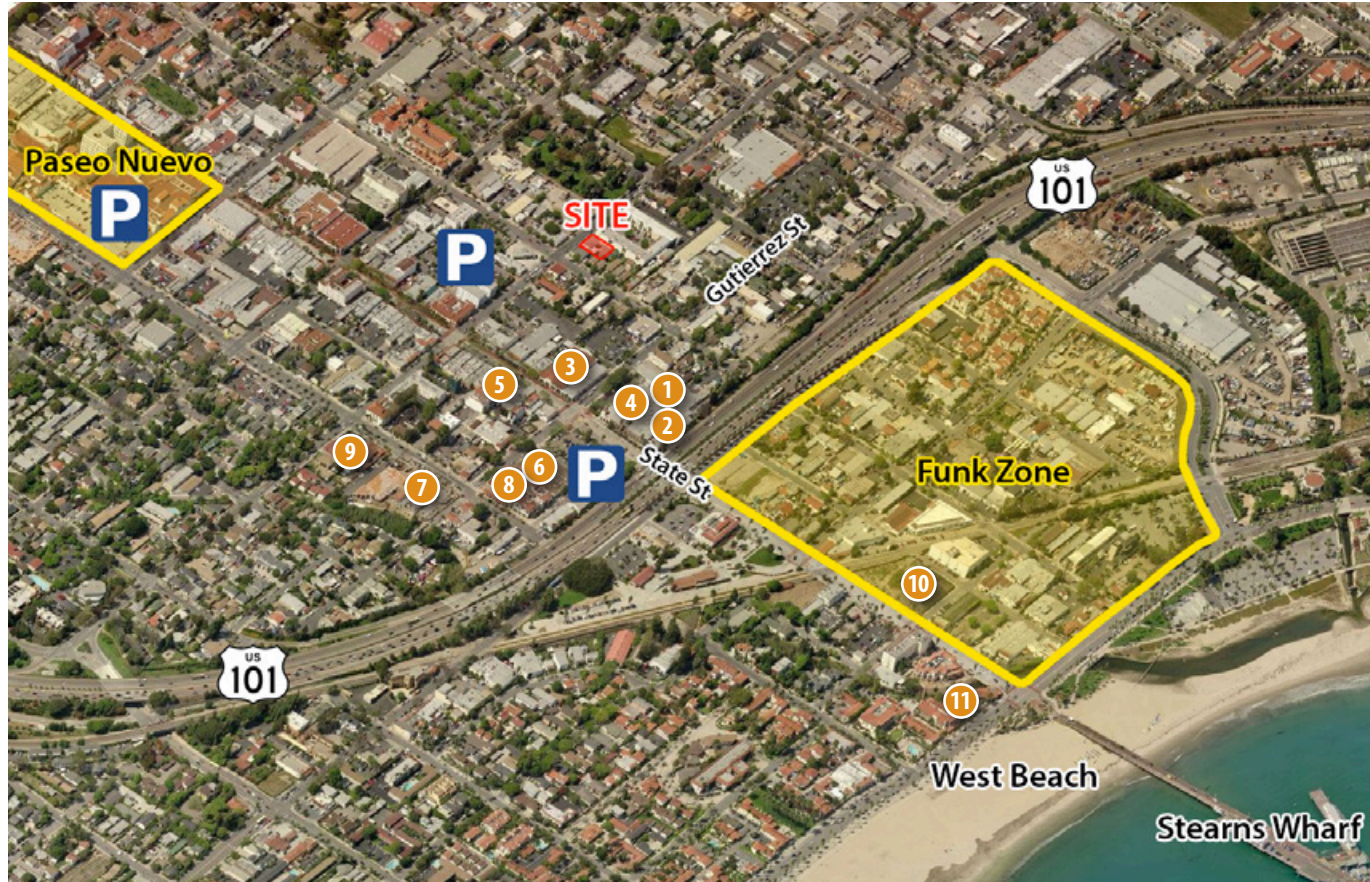
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Nearby Noteworthy Properties



- 1 REI
- 2 Sit N Sleep
- 3 Staples
- 4 Casa Blanca Restaurant
- 5 Sonos
- 6 Santa Barbara Roasting Co.
- 7 Sevilla Condos: 46 units
- 8 Chapala Lofts: 17 units
- 9 El Andaluz: 7 units
- 10 La Entrada: 123 hotel rooms and 20,000 SF of retail
- 11 Harbor View Inn

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Neighborhood Aerial

**Downtown
Santa Barbara**

Funk Zone

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