

# 750

**FOR SUBLEASE**  
**\$13,030/Mo. Modified Gross**

**TECHNOLOGY DR | GOLETA CA 93117**



**±28,440 SF Paved Yard With Two (2) Industrial Bays  
& Separate Office Space**

**Located in Goleta's Fast Emerging Tech Hub**

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## PROPERTY OVERVIEW

This unique sublease offering provides an opportunity to lease a rare gated, paved and lighted yard space that allows for outside storage near Santa Barbara Airport. The space includes approx. 28,440 SF of paved yard, two industrial bays, an office trailer and optional second floor office space. This I-S zoned property is currently used by Santa Airbus and the ideal tenant is a business looking for a 1-2 year lease with flexible terms. There are various combinations of space that can be leased. Call listing agents for details.

## Offering Specifics

Type	Industrial
Parking	2.5/1,000 (Plus Street Parking)
Roll-Up Doors	Two (2)
Zoning	I-S (Industrial Services)
Power	600 Amps (3-Phase) in Shared Industrial Bldg.
Utilities	Paid By Tenant (Pro-rata Share)
Term	1-2 Years
CSO	3.0%

*The information provided here 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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## SUBLEASE PRICING OVERVIEW



### SUBLEASING 1-2 YEAR TERM

TOTAL MONTHLY  
ASKING RATE

**\$13,030/Mo. Modified Gross**

- 1 ±28,440 SF Yard (Fenced if desired; Includes the landscaped area between the paving and the fence) — @ \$0.30/SF Gross = \$8,532/Mo.
- 2 ±1,680 SF Office Trailer with shared common restroom (Figure the parking is right next to the building) — @ \$0.85/SF Gross = \$1,428/Mo.
- 3 ±1,666 SF (2) Bays of the Industrial Building (Shared common restroom) — @ \$1.15/SF Gross = \$1,920/Mo.
- 4 ±1,000 SF 2nd Flr. space of the Front Office Bldg. — @ \$1.15/SF Gross = \$1,150/Mo. (OPTIONAL)

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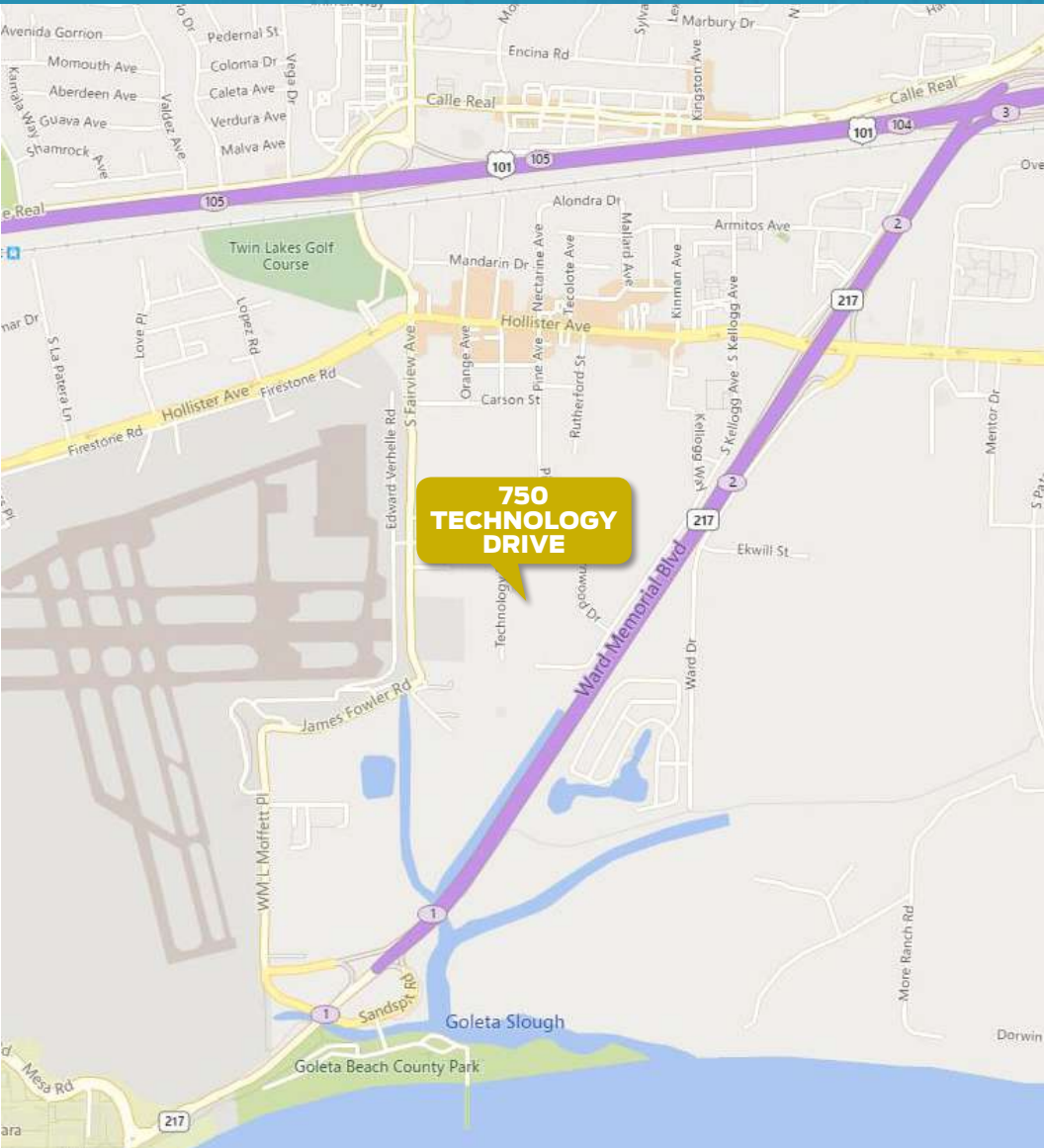
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## Nearby Amenities & Merchants

- |   |   |
|---|---|
| 1 University of California, Santa Barbara   | 8 Santa Barbara Beach Club  |
| 2 Santa Barbara Municipal Airport   | 9 Pacific Diagnostic Laboratories                                     |
| 3 Old Town Goleta (Wendy's, McDonalds, Habit Burger, Taco Bell)   | 10 Goleta Valley Cottage Hospital                                     |
| 4 Calle Real Shopping Center (Albertsons, Trader Joe's, Walgreens, Bank of America, CVS, Chevron, Carl's Jr., Subway) | 11 South Coast Deli   |
| 5 Kimpton Goodland Hotel, Best Western South Coast Inn  | 12 Crushcakes and Cafe  |
| 6 More Mesa Preserve (Hiking & Biking Trails)   | 13 Public Storage   |
| 7 More Mesa Beach   | 14 Sansum Clinic  |
|   | 15 US Post Office   |
|   | 16 Magnolia Shopping Center (Ralphs, Subway, Union Bank, Woody's BBQ) |



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## Goleta | The Good Land

The city of Goleta rests a few minutes north of Santa Barbara in the South Coast region of Santa Barbara County, roughly 330 miles south of San Francisco and 90 miles north of Los Angeles. Goleta and the Gaviota Coast to the north make up 12 picturesque miles of the Santa Barbara coastline. In fact the area is known as The Good Land for its sprawling ranches, fertile farms, lemon orchards and sustainable gardens that supply local restaurants and farmers markets year round. From the Goleta pier to Point Arguello, the area is a recreational paradise. Whether fishing off the pier, hiking the bluffs, surfing Campus Point or getting up close and personal with wildlife while kayaking in the Goleta Slough, there is something for everyone.

The South Coast region's central location, year-round mild climate, proximity to the University of California, Santa Barbara (UCSB), high quality of living, bustling technology industry and wealth of outdoor amenities are but a few of the reasons Goleta and Santa Barbara are regularly selected among the best places to live and work by numerous sources including livability.com, Money Magazine and Sunset Magazine.



### The More Mesa Loop Trail

More Mesa offers more: defacto nature preserve, network of walking-hiking, access to Santa Barbara's most isolated beach, and breathtaking views of the Pacific Ocean and the Channel Islands. A mile-long walk up a residential street, across the bluffs, and down the cliffs on a combo stairs-pathway leads to a clean, mellow and sandy beach. More Mesa is a great walk without going down to the beach. The property is honeycombed with trails.

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