

801 S. KELLOGG AVENUE

SANTA BARBARA CA 93117

NEW PRICE

\$3,800,000 (\$291/SF)

**±13,044 SF Industrial/Office/Flex/R&D
with 2 Roll-up Doors**

Also Available For Lease

Brad Frohling

805.879.9613

bfrohling@radiusgroup.com

CA Lic. 01323736



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This rare freestanding industrial building fronting Hwy 217 in Goleta presents a unique opportunity for an occupant or an investor in a strong industrial market. The ±13,044 SF building features two parking lots, two large roll up doors, high ceilings, 3 phase / 800 amp power & HVAC served offices. The building has been occupied by the same tenant since it was built in the early 1960's, however it could be divided. In addition, the large landscape areas could provide additional parking or yard space. Please do not disturb current tenant who is moving out in the coming months.

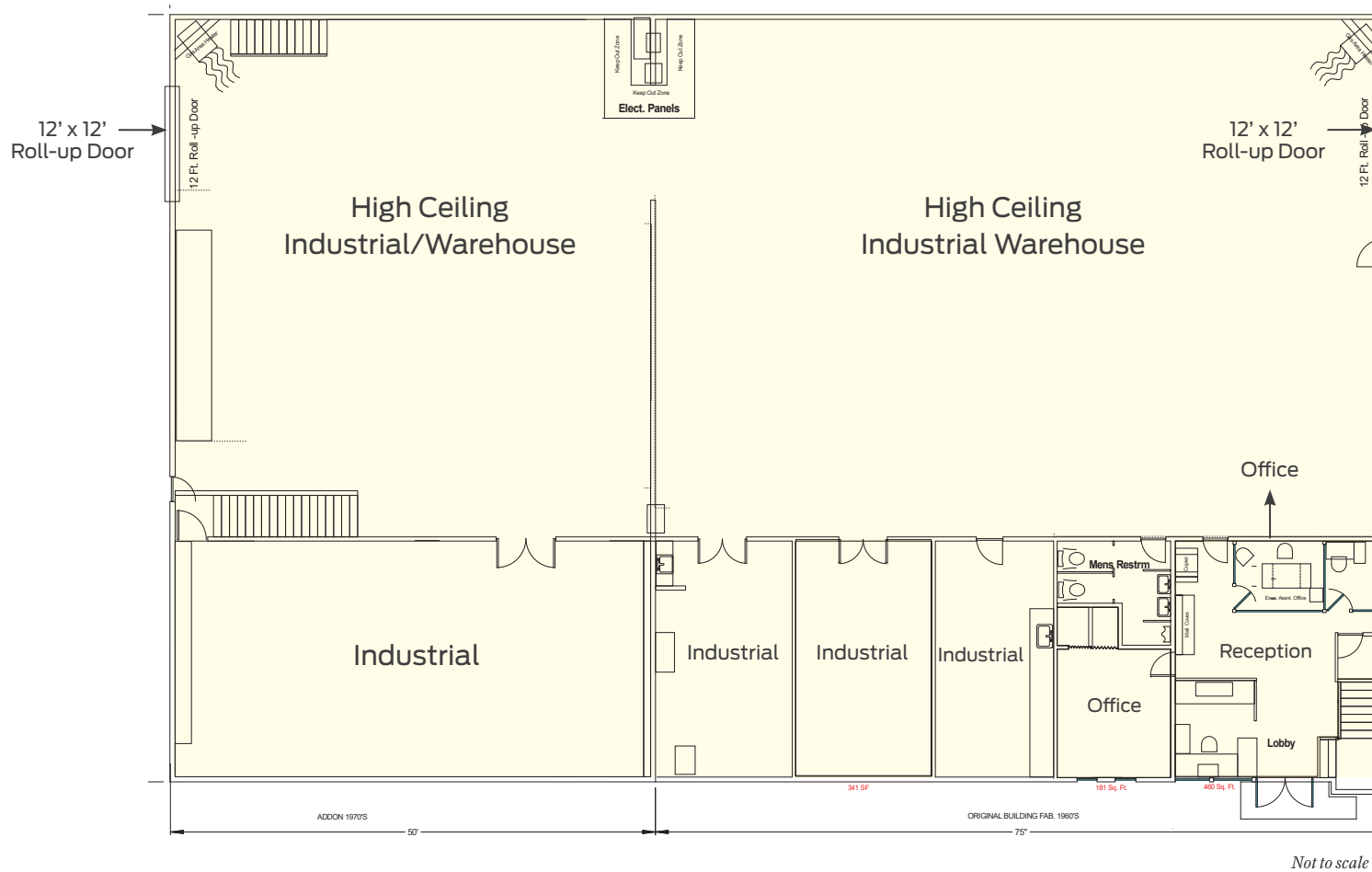
Type	Industrial/Office/Flex/R&D
For Sale	\$3,800,000 (\$291/SF)
For Lease	\$1.35/SF NNN (\$0.28)
Building Size	Approx. 13,044 SF
Lot Size	Approx. 25,264 SF
Parking	11 Spaces <i>*More possible</i>
Roll-Up Doors	Two (2) 12' x 12'
Restrooms	One (1) 1st Floor Men's & One (1) 2nd Floor Women's Restroom
Power	3 Phase · 800 Amps
HVAC	Office Area Only
Roof	Approx. 6 Years Old
Zoning	IG (General Industrial)
Year Built	1962

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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FLOOR PLAN · FIRST FLOOR ±10,000 SF



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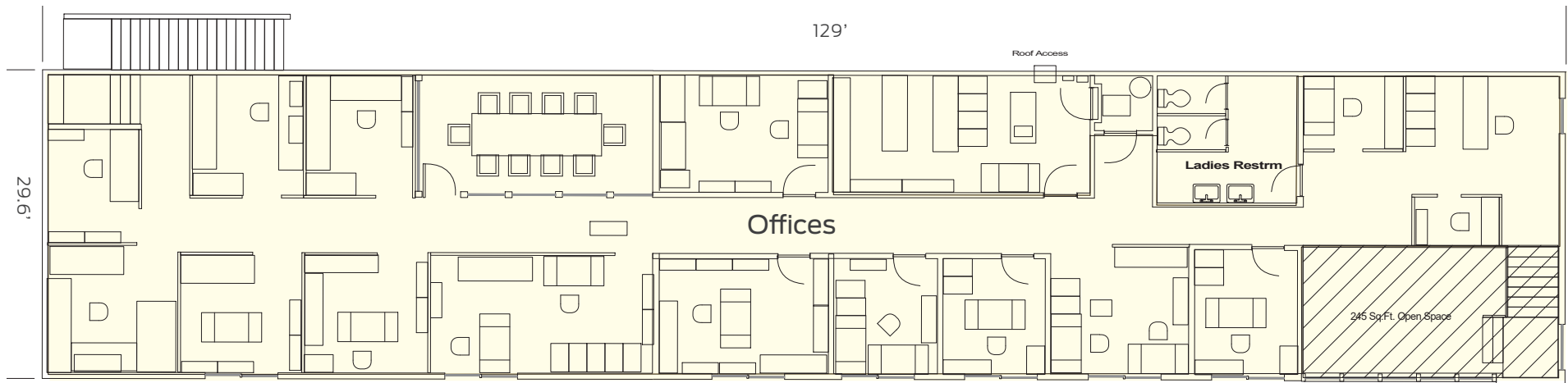


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FLOOR PLAN • SECOND FLOOR ±3,044 SF



Not to scale



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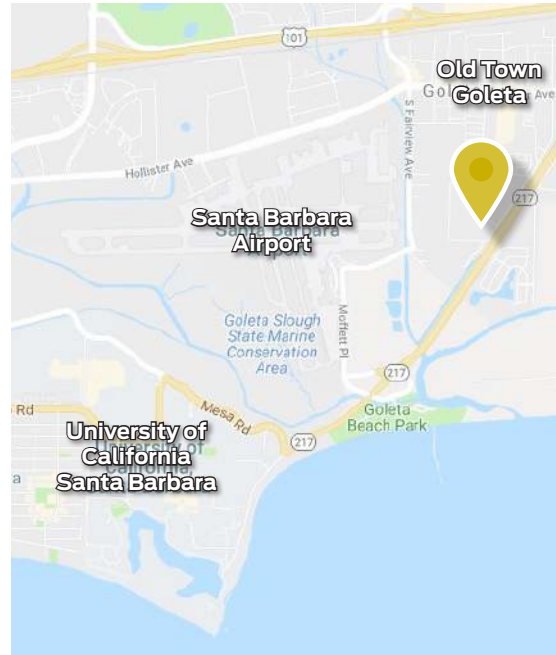
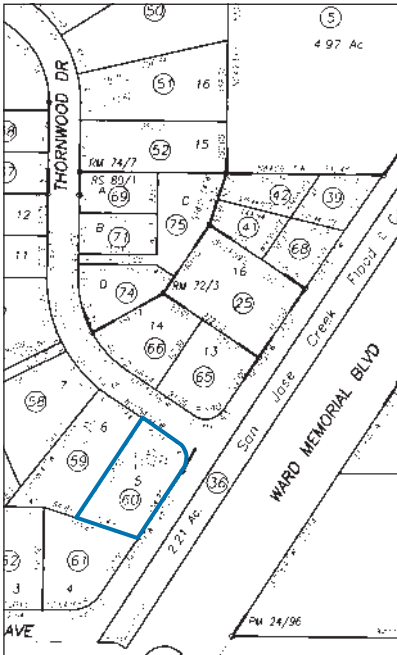
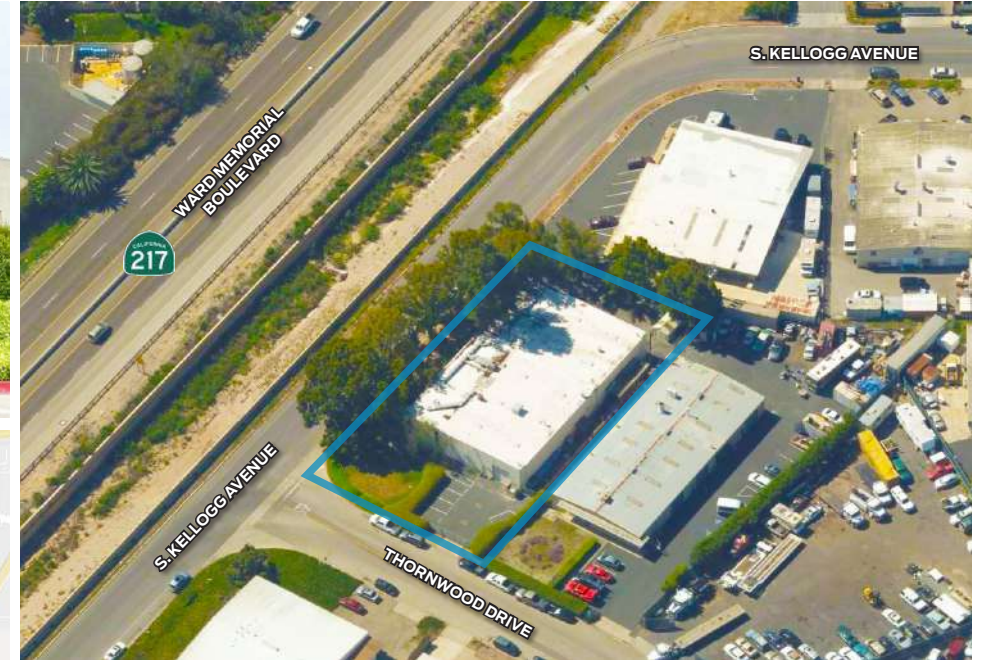
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