

FOR LEASE

136 Aero Camino, Goleta
Industrial/Office Space: 9,532 SF

PRICE REDUCTION
\$1.00 GR



 **Hayes**
COMMERCIAL GROUP

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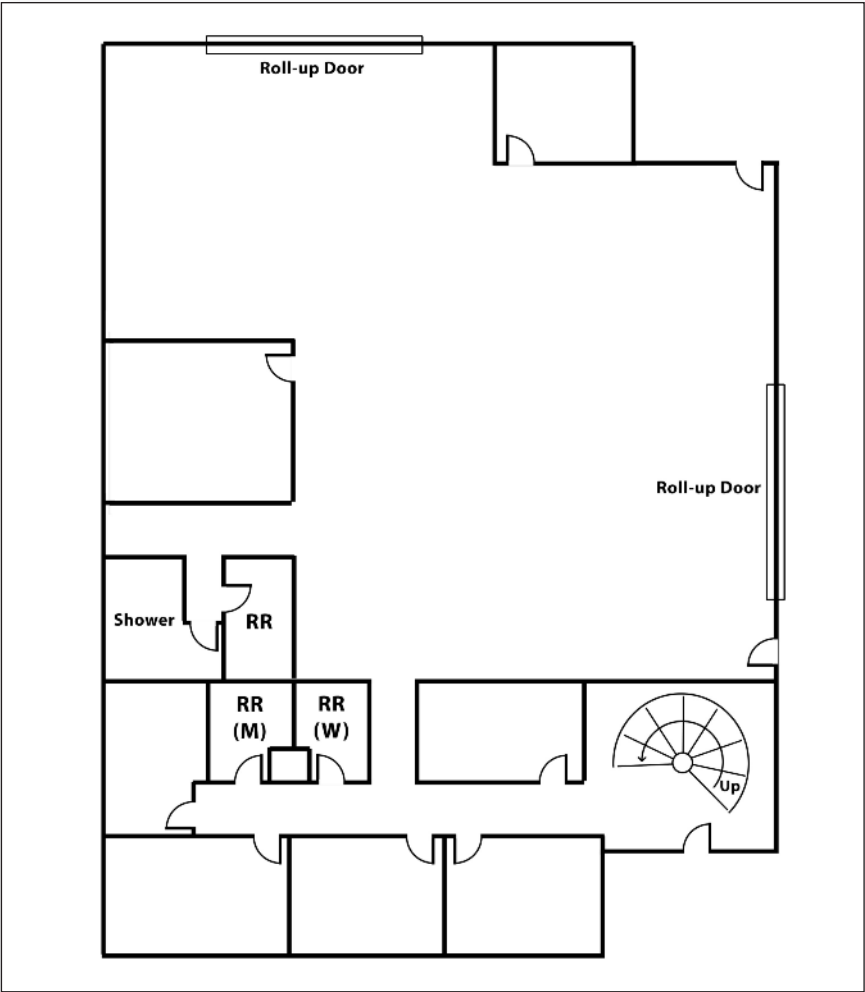


- Space Size:** Warehouse 5,900 SF
Office/Mezzanine 3,632 SF
Total 9,532 SF
- Rental Rate:** **\$1.00 Gross**
- Term:** 5 Years
- Construction:** Concrete tilt up
- Ceiling Height:** 16'9" to under beam, 19' to ceiling
- Roll-up Doors:** Two (2) 19' rollups, 1 electric, 1 manual
- Power:** 480v / 300a / 3ph
440v / 225a / 3ph
- HVAC:** Office only / FAG in warehouse area
- Zoning:** M-1
- Restrooms:** Two mens, one womens, one unisex
- Shower:** Yes, unisex
- Compressed Air:** Air lines in warehouse area
- Parking:** 8 reserved. More available across street
- Available:** Now
- Comments:** Large, tall, industrial building with M-1 zoning in a convenient and central location. Very heavy power, air lines, high ceilings. Ideal for heavy manufacturing user.

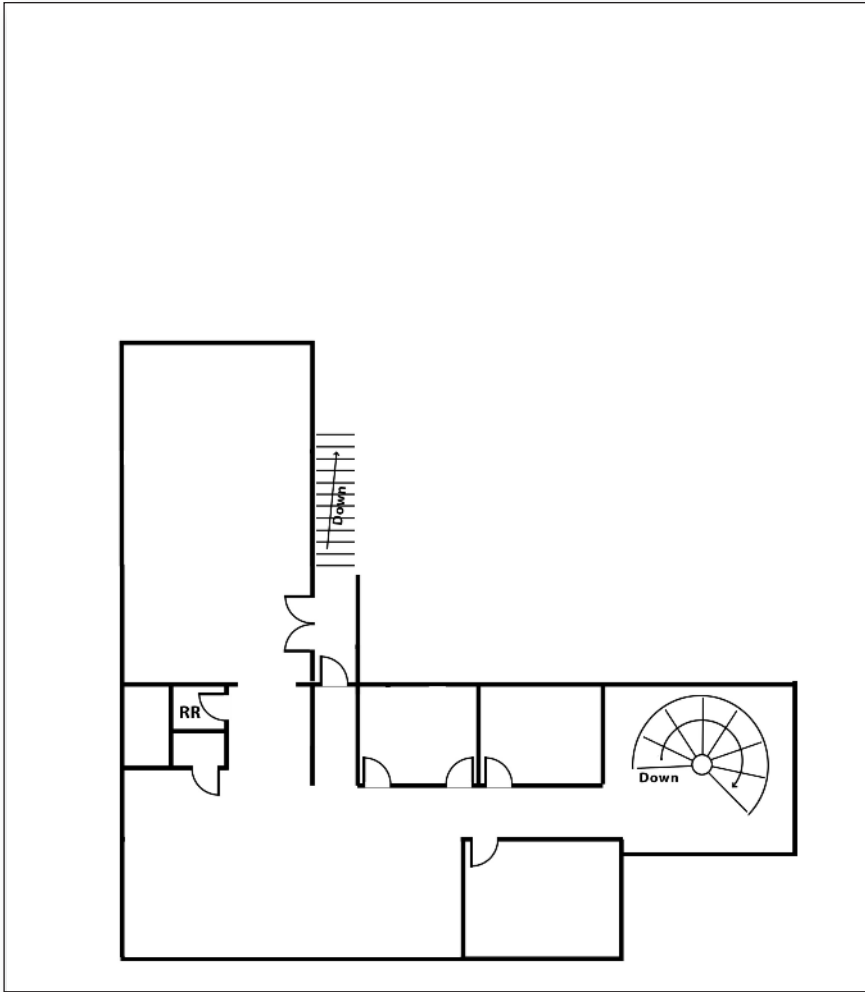
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Ground Floor



Mezzanine