

# FOR LEASE

6398 Cindy Ln, Carpinteria  
Office/Warehouse Space: 8,090 SF or 19,063 SF  
Lease Entire Building or Second Floor Office



 **Hayes**  
COMMERCIAL GROUP

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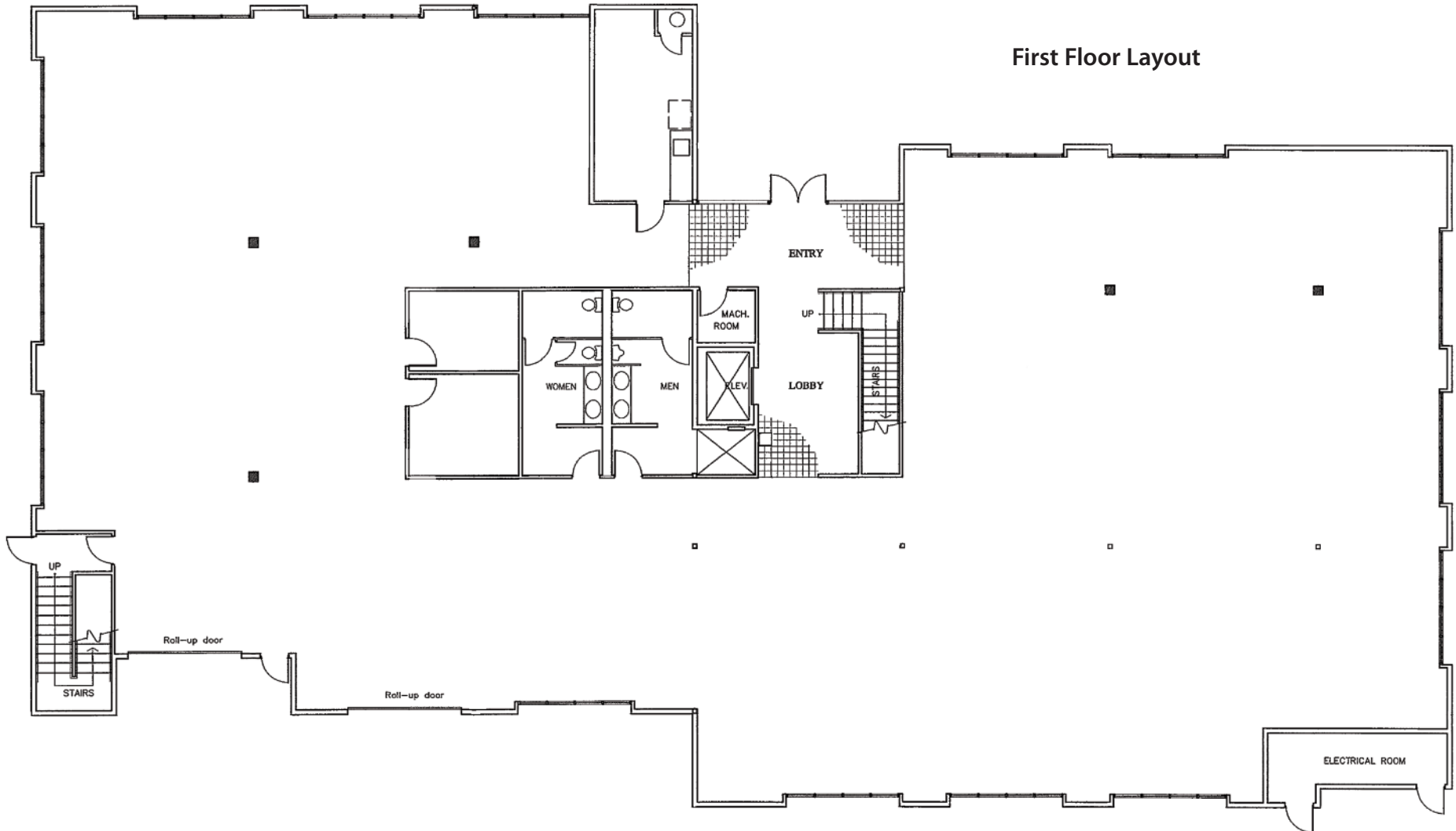


	<u>Size</u>	<u>Rate</u>
<b>Total Building:</b>	19,063 SF	\$1.25 NNN (.36)
<b>Second Floor:</b>	8,090 SF	\$1.35 NNN (.36)
<b>Available:</b>	60 day notice to tenant	
<b>Utilities:</b>	Tenant to pay pro-rata share (est \$0.22)	
<b>Term:</b>	3 - 5 years	
<b>Zoning:</b>	MR-P	
<b>Parking:</b>	59 spaces (3.1/1000) on-site, ample free street parking	
<b>Elevator:</b>	Yes	
<b>HVAC:</b>	Yes, throughout	
<b>Restroom:</b>	One set per floor, w/ shower in men's room on first floor	
<b>Sprinklers:</b>	Yes	
<b>Location:</b>	High-identity building conveniently located off Hwy 101 near the entrance to the Carpinteria Business Park.	
<b>Comments:</b>	19,063 sf of nicely improved office and warehouse space located in the Carpinteria Business Park. This building has 10,973 sf of 12-ft-high warehouse space improved with HVAC and lighting throughout, two private offices, kitchen/breakroom, two roll-ups and a set of bathrooms. The 8,090 SF second floor has 12 private offices, conference room, two storage rooms, workroom, and an open floor plan cubicle area. The property offers great natural light throughout, ocean and mountain views, and abundant parking.	

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.

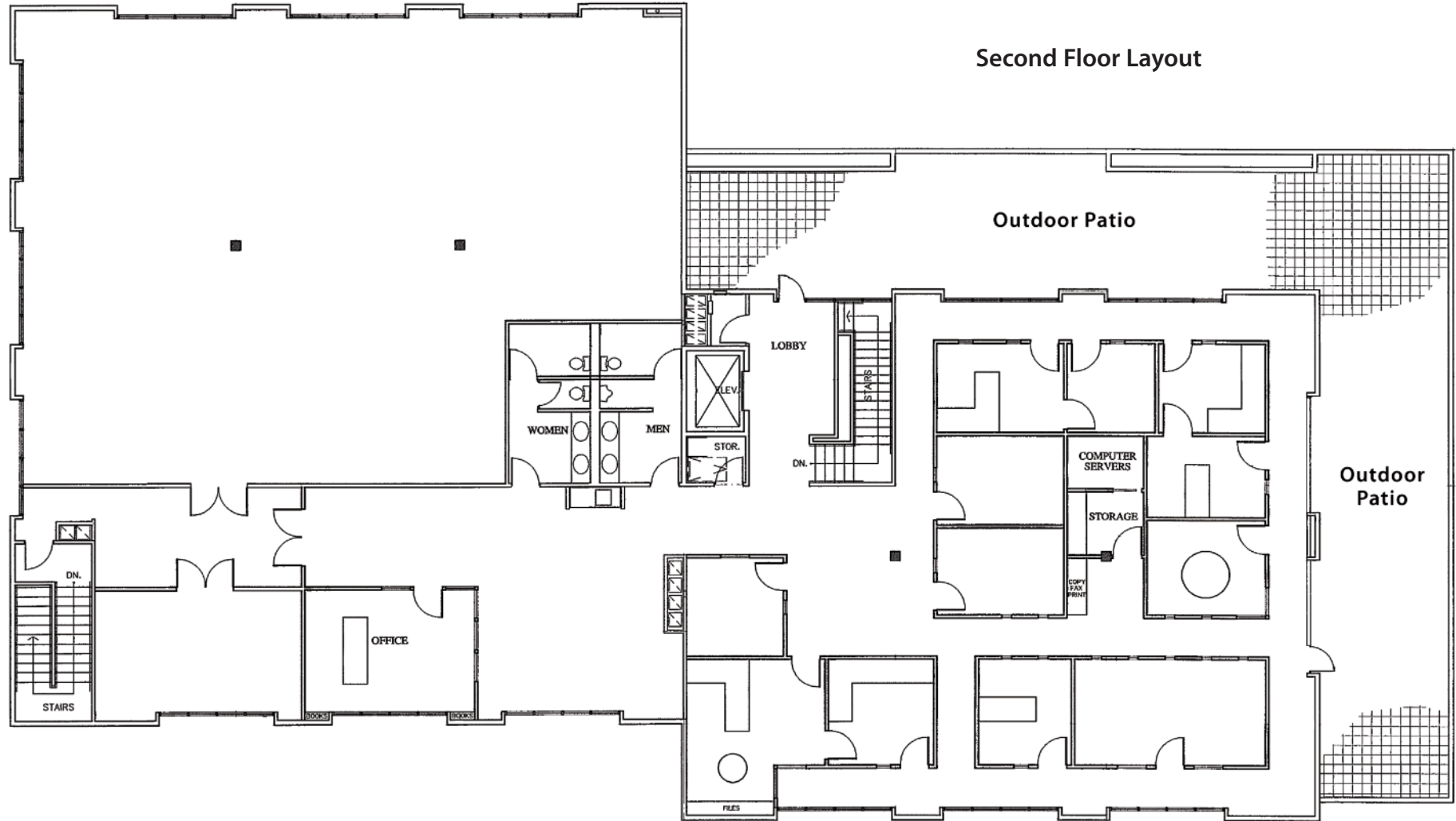
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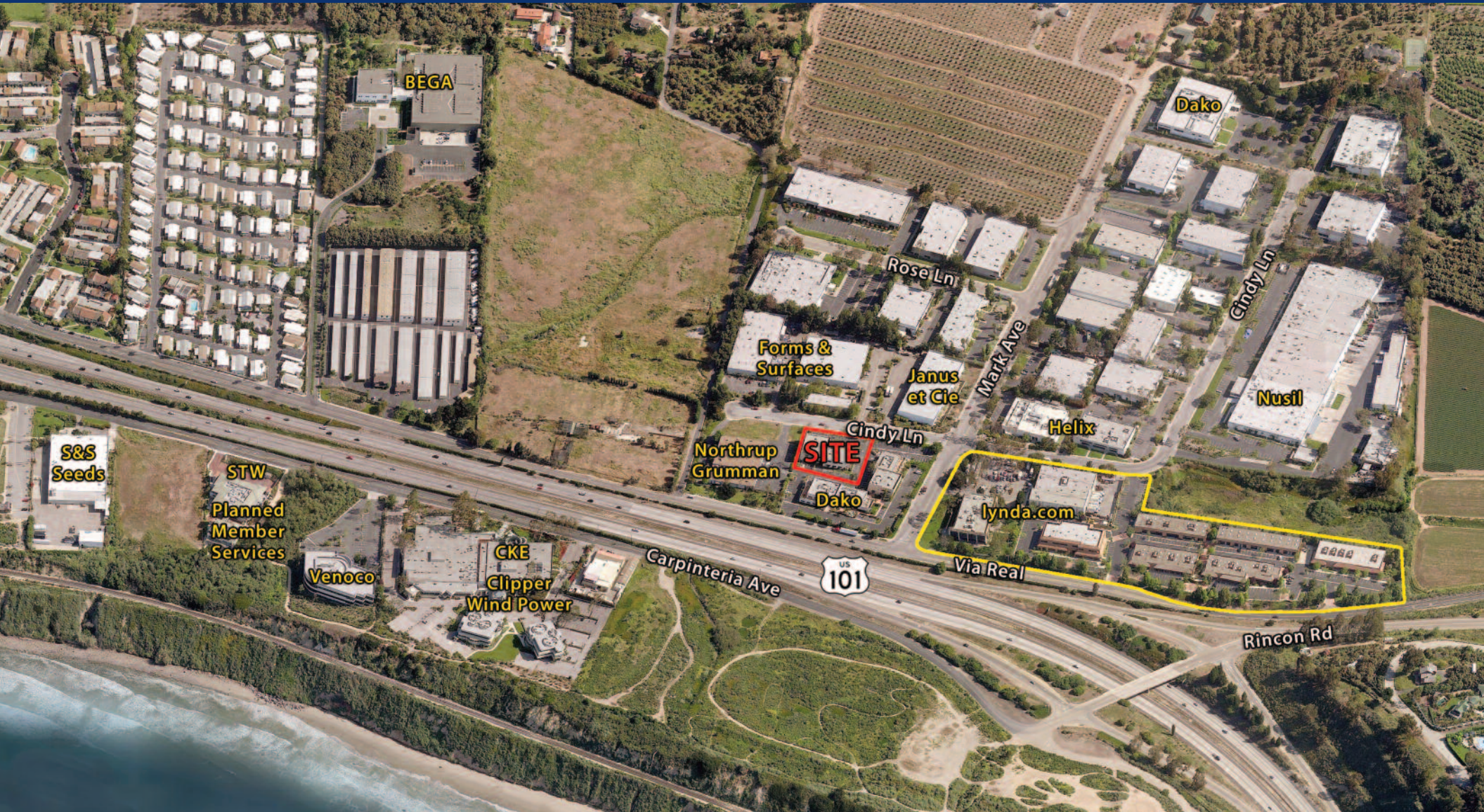
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