

FOR LEASE

6868 Cortona Drive, Goleta
Warehouse/Industrial Space: 11,000 SF



 **Hayes**
COMMERCIAL GROUP

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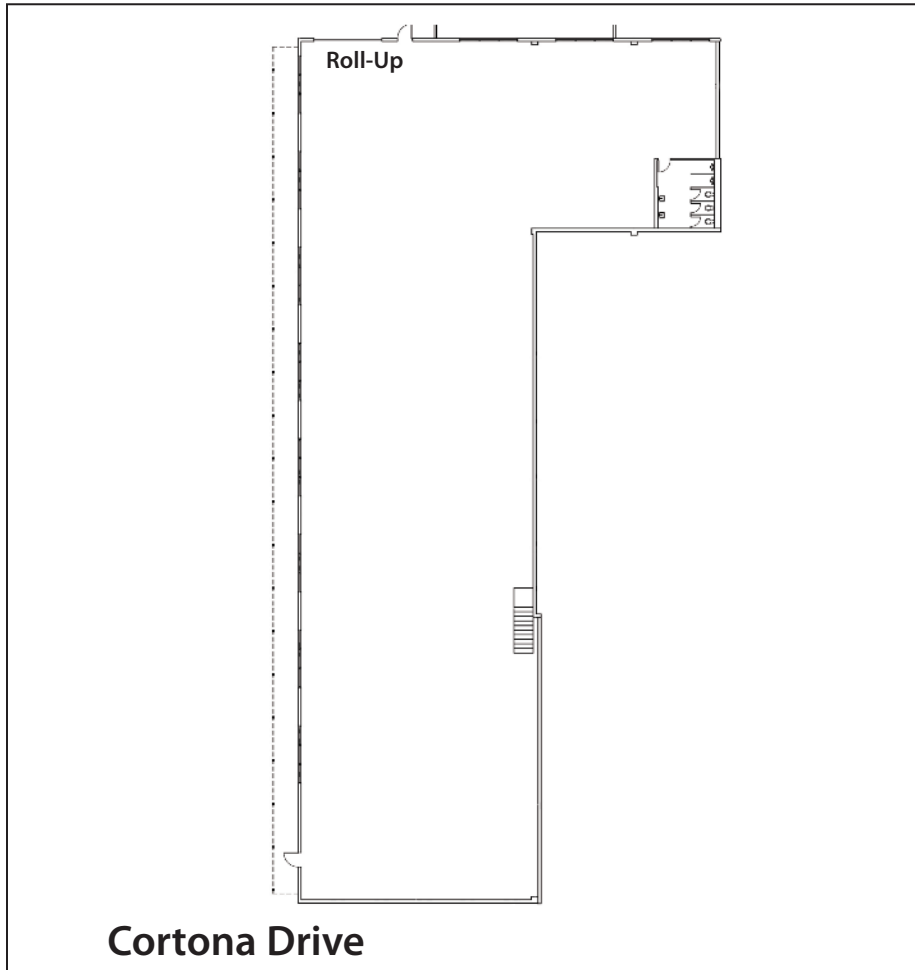
Size:	11,000 SF
Available:	Immediately
Rate:	\$0.70 GR
Term:	1 - 5 years
Ceiling Height:	14'
Power:	200 amp three-phase (more potentially available)
HVAC:	No
Loading:	1 ground level door
Parking:	2.9/1,000 SF
Restrooms:	Private
Zoning:	MRP
Comments:	Clean warehouse / industrial space in the heart of Goleta's Tech and R&D Corridor within close proximity to the Airport, UCSB and Camino Real Shopping Center. The property offers an open floor plan, lots of windows and ground-level loading. Owners would entertain building out a combination of highly flexible Office/R&D space along with high ceiling, open, Manufacturing/ Warehouse space. Please see attached floor plan.

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.

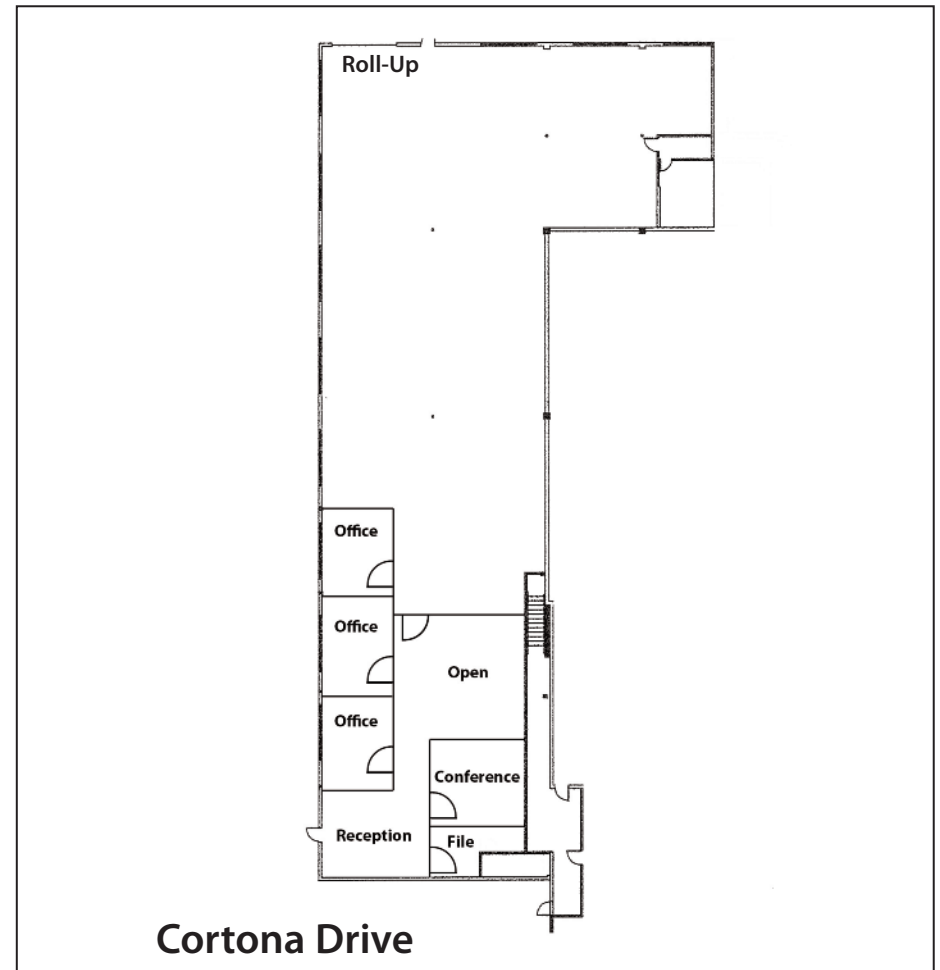
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Existing Floor Plan



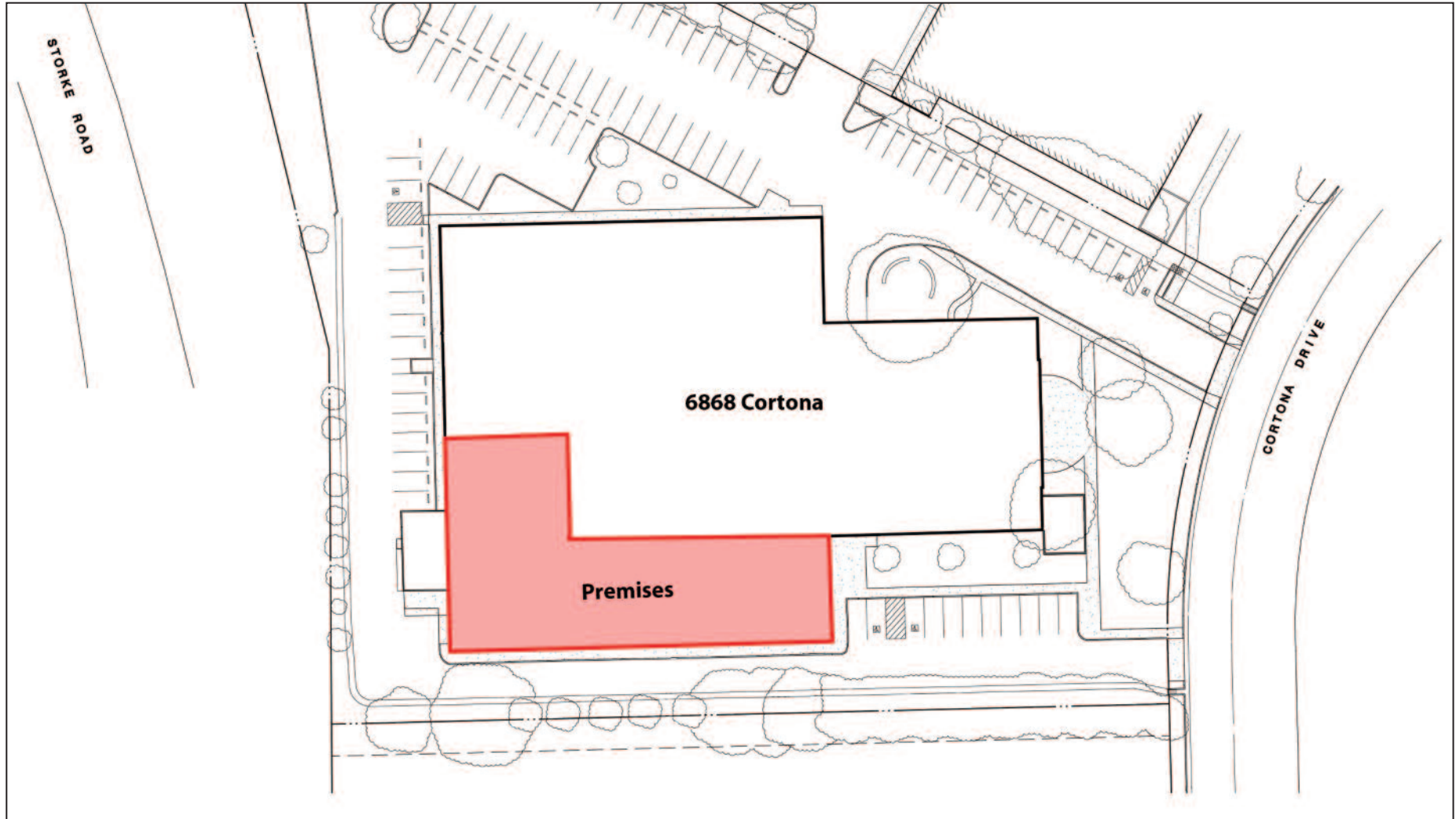
Proposed Floor Plan



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