

4179-4183  
**State St**  
SANTA BARBARA, CA

Entire ground floor available



**For Lease** | Upper State Industrial/Office Space | **8,617 - 24,291 sf**

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Since 1993

**Caitlin Hensel**  
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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

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.

9/7/21



## Property Summary

Centrally located industrial/office spaces available in prominent Upper State location with easy access to US 101, surrounded by well-maintained grounds. **4179 State** features one ground-level and two dock-high roll-ups, while **4183 State** offers one ground-level and four dock-high. Both units feature heavy power, high ceilings, and monument signage along State Street.

	<u>4179 State</u>	<u>4183 State</u>
Type:	Ind	Ofc/ind
Size:	8,617 SF	15,674 SF
Rate:	\$1.25 NNN	\$1.35 NNN
Available:	Now	4/1/22
Reserved Parking:	6 spaces	26 spaces
Roll-ups:	Three	Five
Operating Expenses:	Est. \$0.45 psf	
Term:	5-10 years	
Ceiling Height:	Approx. 24-28'	
Power:	Ample, CLA	
Sprinklers:	Yes	
Restroom:	Yes, private	
To Show:	Call listing agent	



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4179 State interior



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4183 State interior



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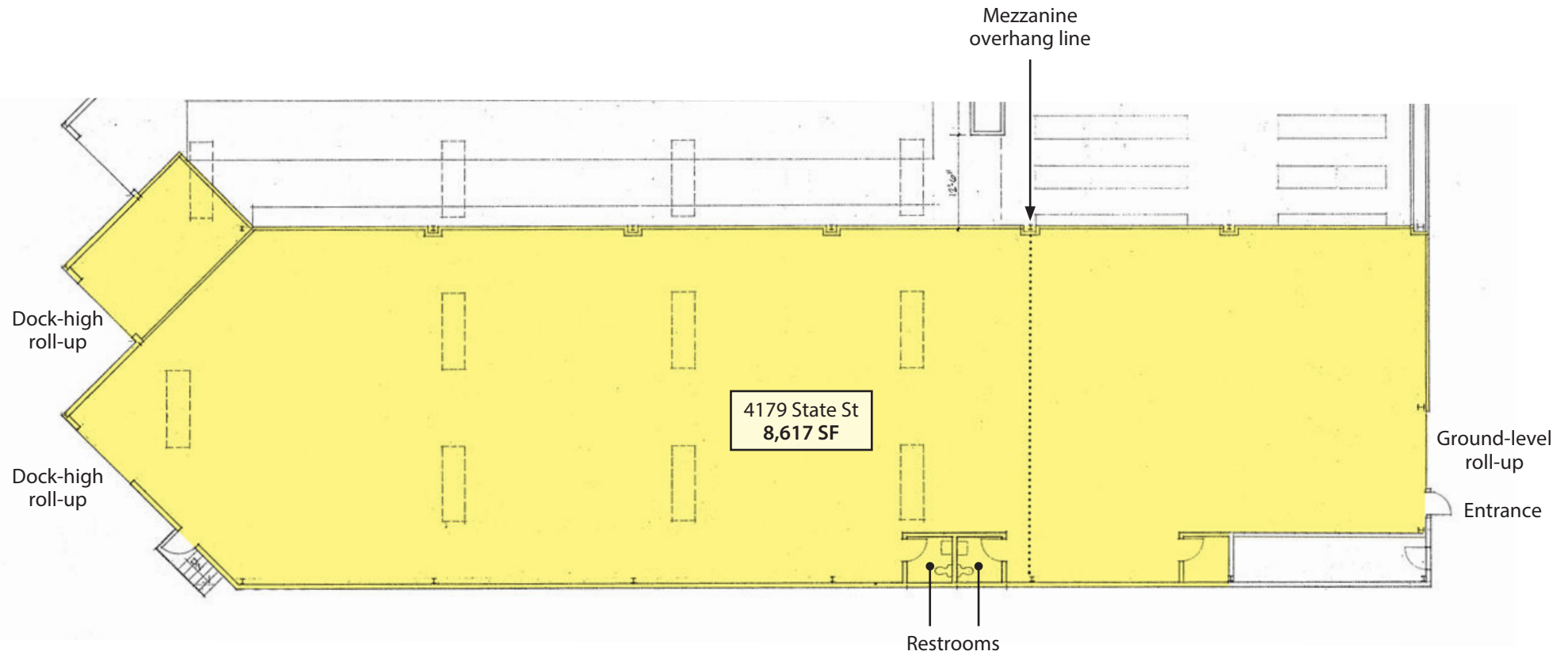
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# 4179 State Floor Plan



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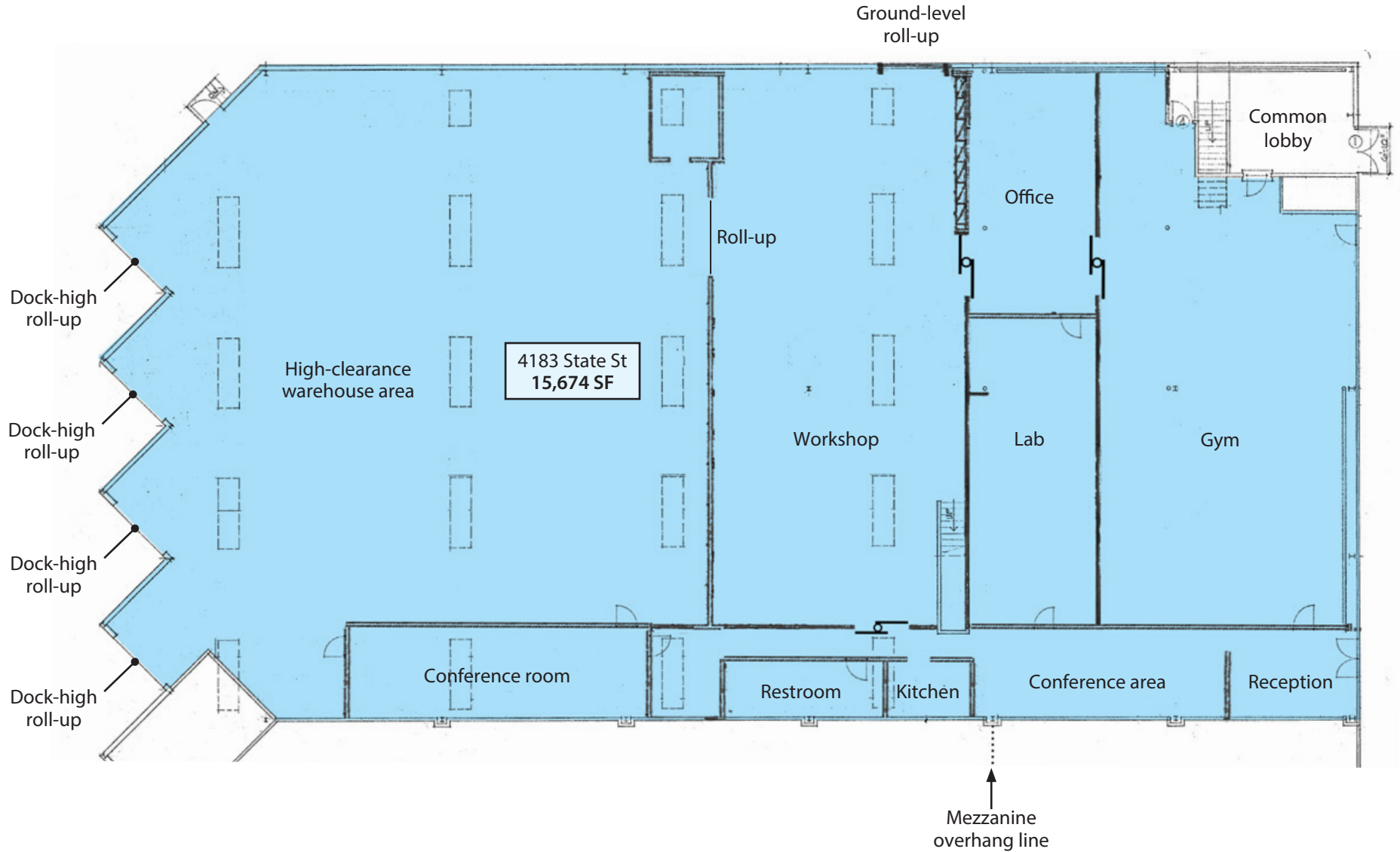
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# 4183 State Floor Plan



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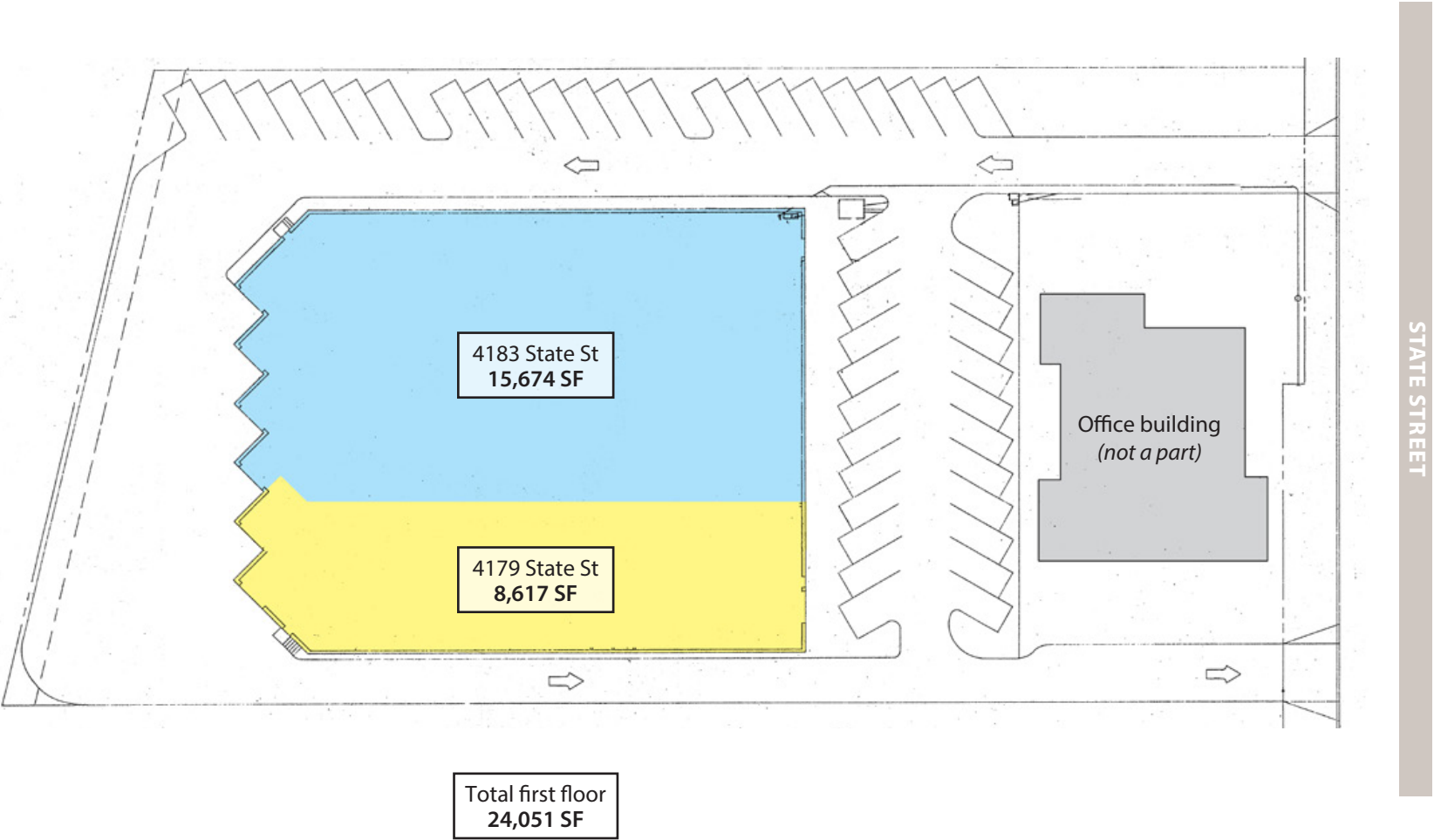
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Site Plan



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Aerial Overview



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