



FOR LEASE

859 Ward Dr, Goleta, CA | Office/Industrial Building | 17,862-24,412 SF

*Experience. Integrity. Trust.
Since 1993*

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

Property Overview

Great combination of office and manufacturing space. This building has been occupied by Channel Technologies since it was built in 1985. The remaining space in the building (Suite 102 — 9,655 SF) may also be available January 1, 2018, which is comprised of office, lab and light assembly space.



Address:	859 Ward Drive
Square Feet:	1st floor 6,550 SF 2nd floor 17,862 SF Total 24,412 SF
Rate:	\$1.15 NNN (.35)
Parking:	2.39/1000
HVAC:	Yes, in office area
Ceiling Height:	14' in warehouse, 10' in office
Available:	Now
Power:	800 amp panel, 3-phase
Restrooms:	Private on 2nd, common on 1st.
Roll-Up:	Two on ground floor. 2nd floor loading access also available through large sliding doors.
Sprinklers:	Yes
Elevator:	No

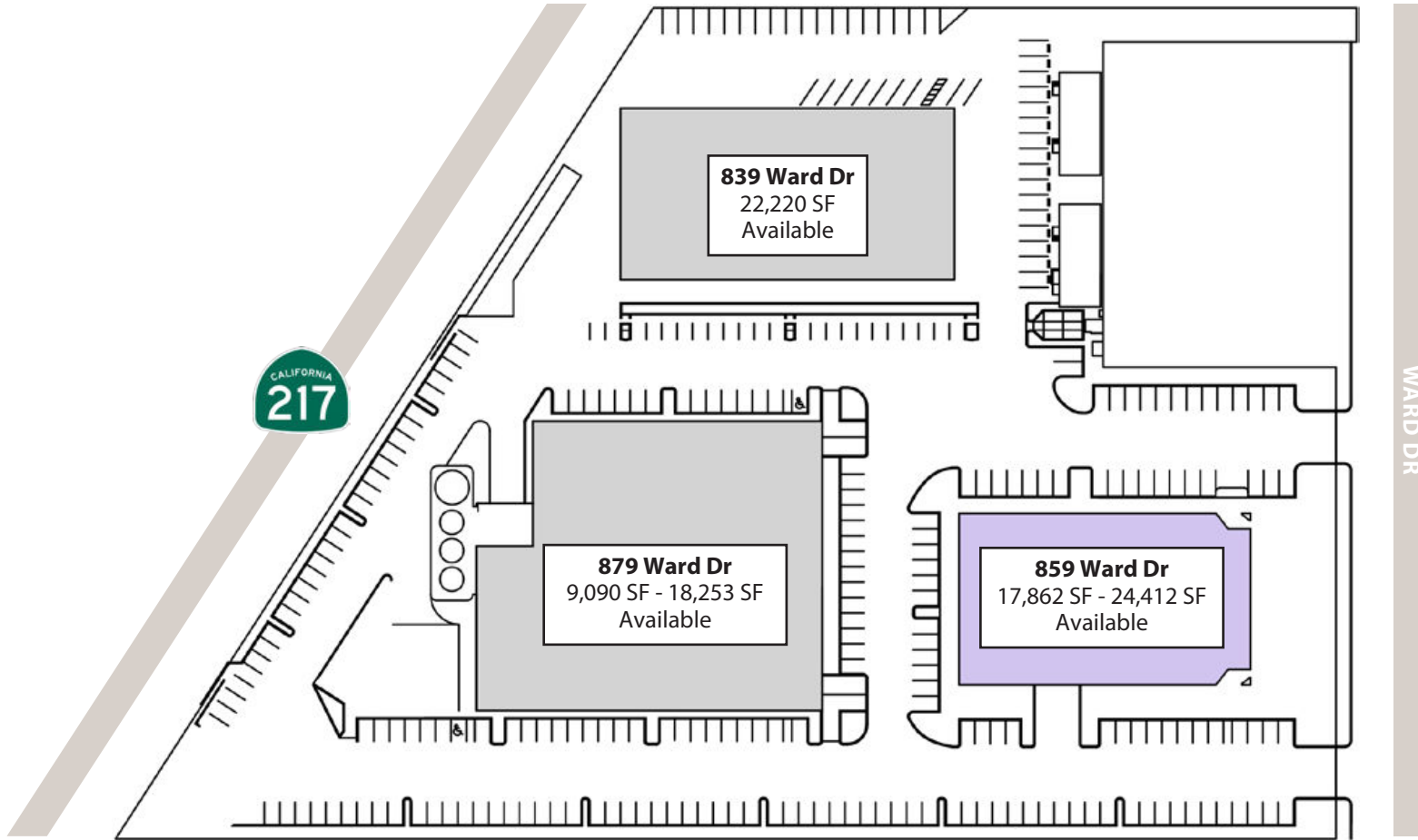
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Site Plan



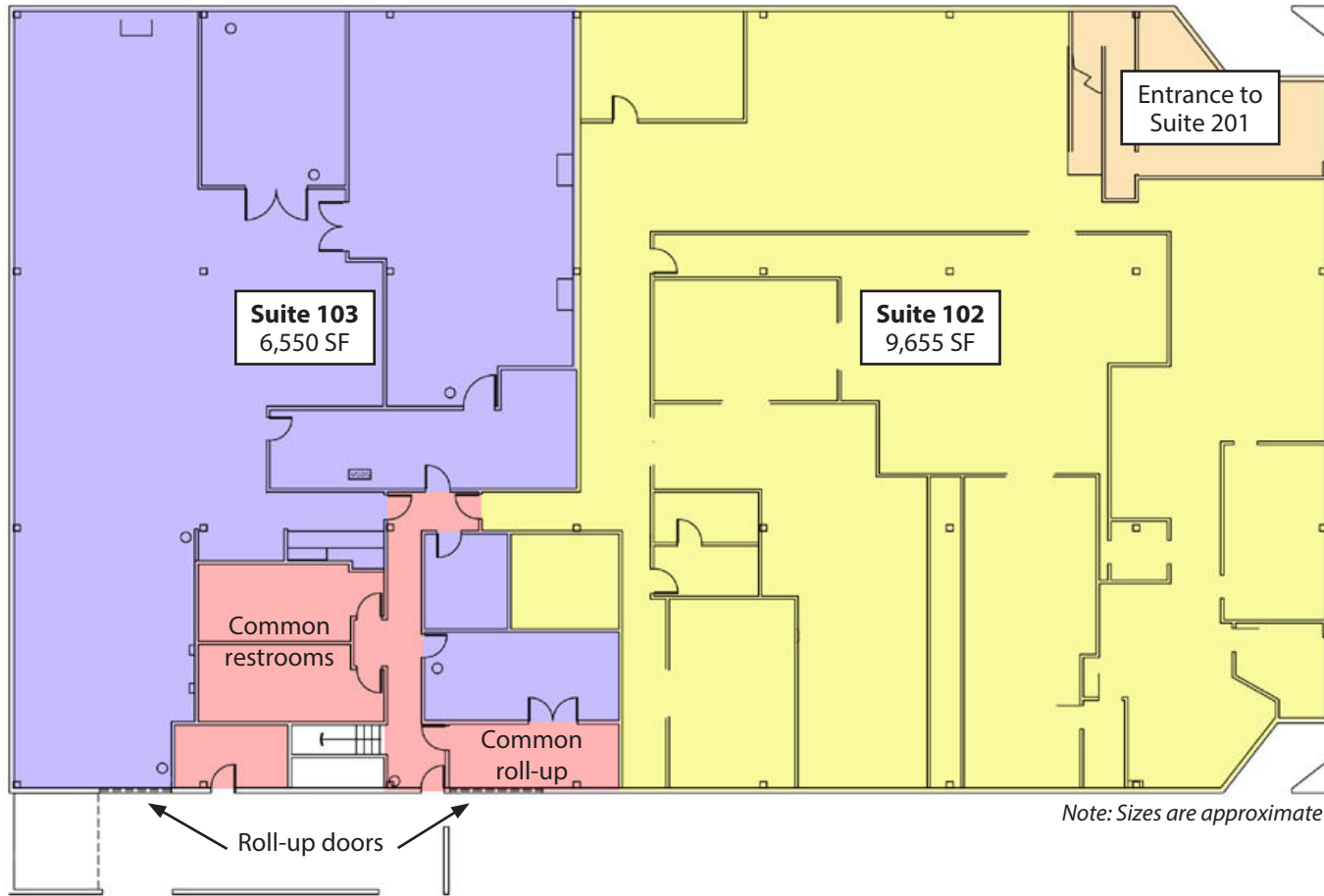
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First Floor Plan



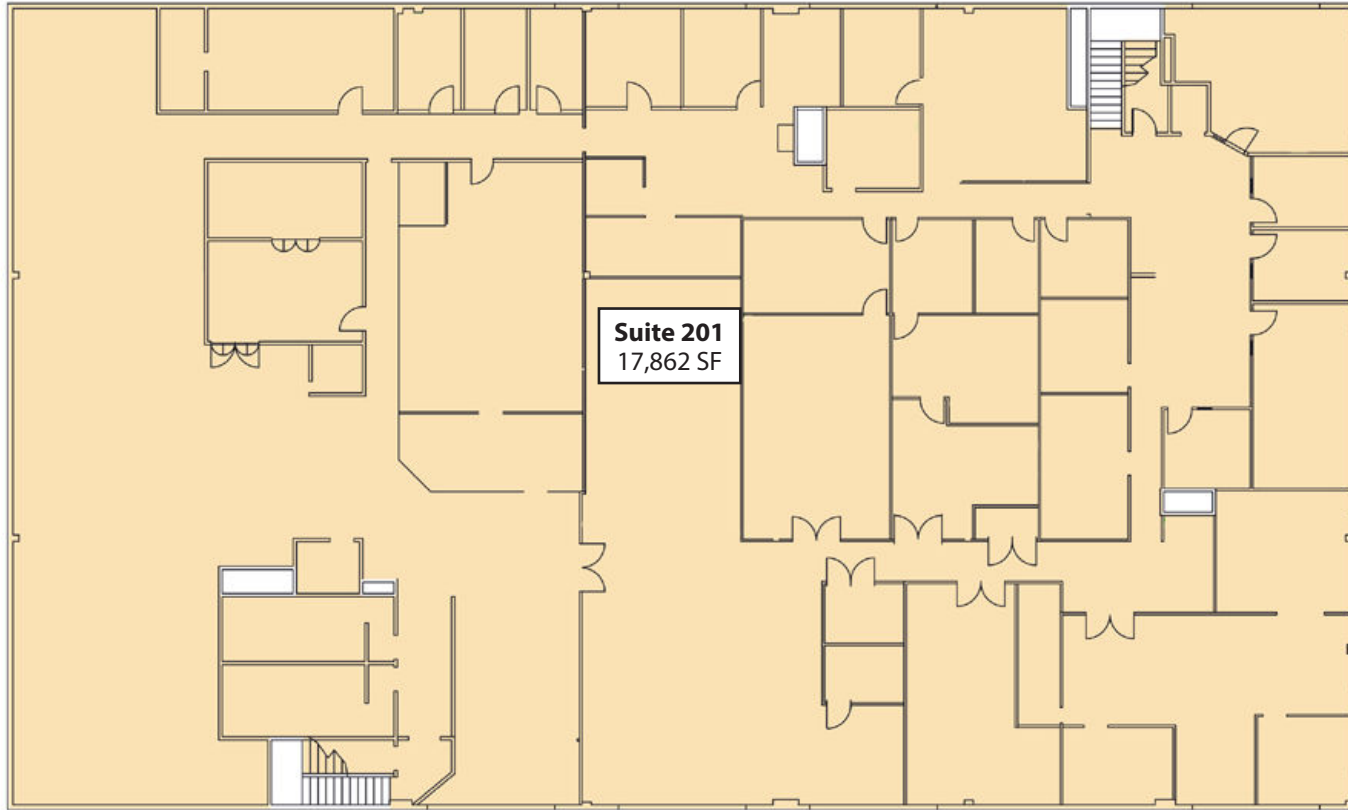
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Second Floor Plan



Note: Sizes are approximate

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