



**FOR LEASE**

**879 Ward Dr, Goleta, CA | Office/Industrial Building | 9,090 - 18,253 SF**

*Experience. Integrity. Trust.  
Since 1993*

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

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### *Property Overview*

Great combination of office and manufacturing space. This building has been occupied by Channel Technologies since it was built in 1985.



<b>Address:</b>	879 Ward Drive	
<b>Square Feet:</b>	1st floor	9,163 SF
	2nd floor	9,090 SF
	Total	18,253 SF
<b>Rate:</b>	\$1.15 NNN (.35)	
<b>Parking:</b>	2.39/1000	
<b>HVAC:</b>	Yes, in office area	
<b>Ceiling Height:</b>	14' in warehouse, 10' in office	
<b>Available:</b>	4-6 months notice	
<b>Power:</b>	800 amp panel, 3-phase	
<b>Restrooms:</b>	Common on 1st and 2nd floors	
<b>Roll-Up:</b>	None, but owner will install one in suite 101	
<b>Sprinklers:</b>	Yes	
<b>Elevator:</b>	No	

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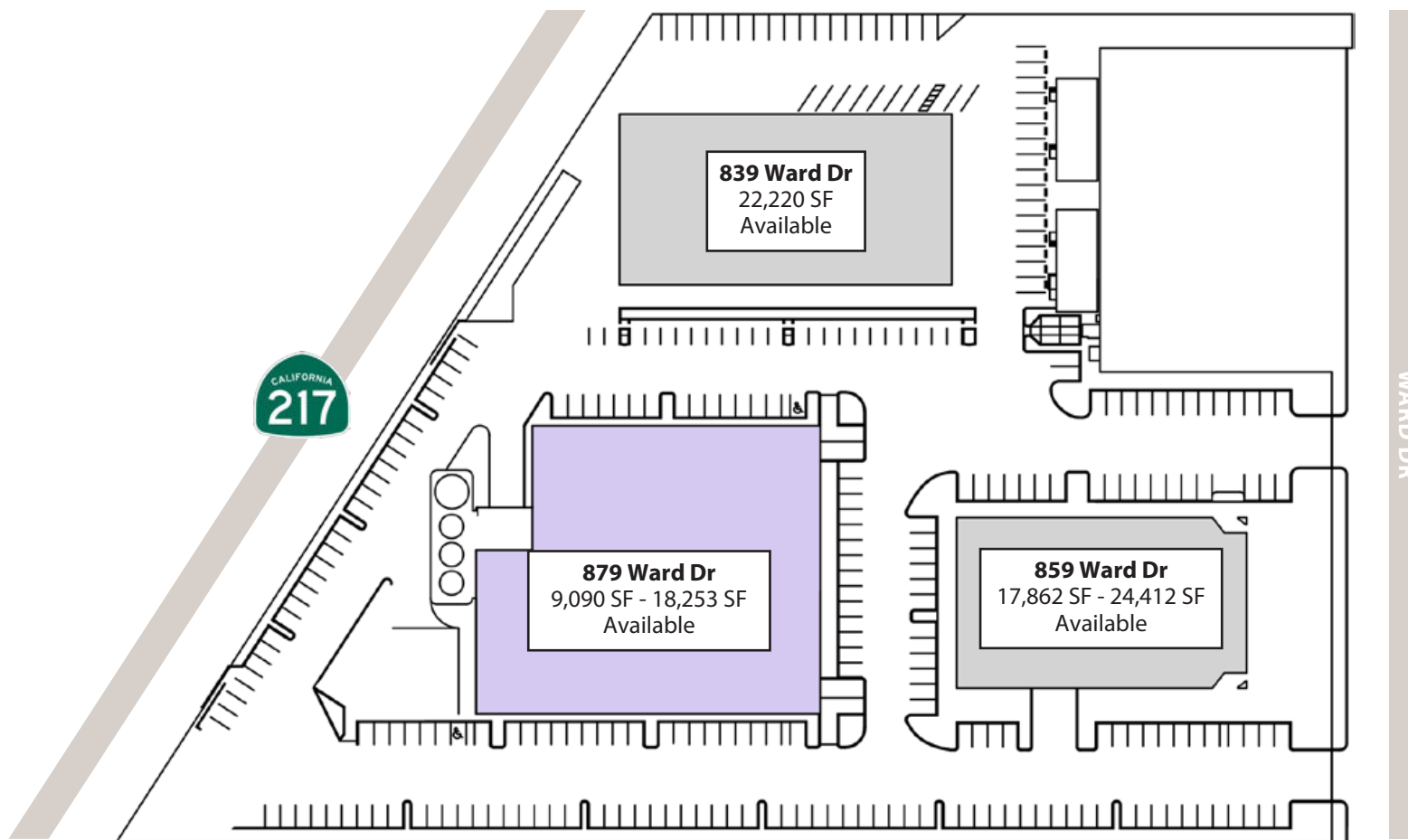
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**Site Plan**



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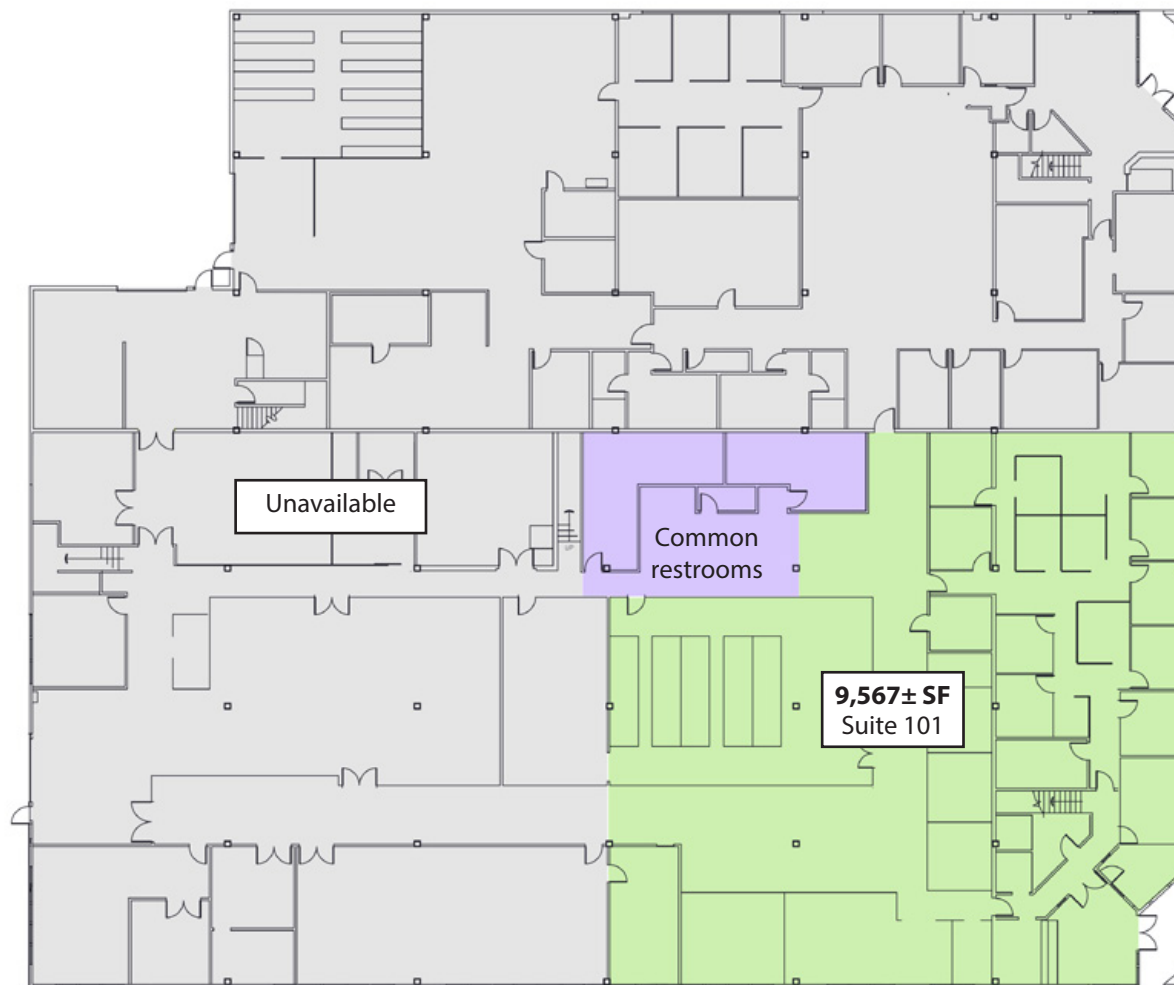


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**First Floor Plan**



*Note: Sizes are approximate*

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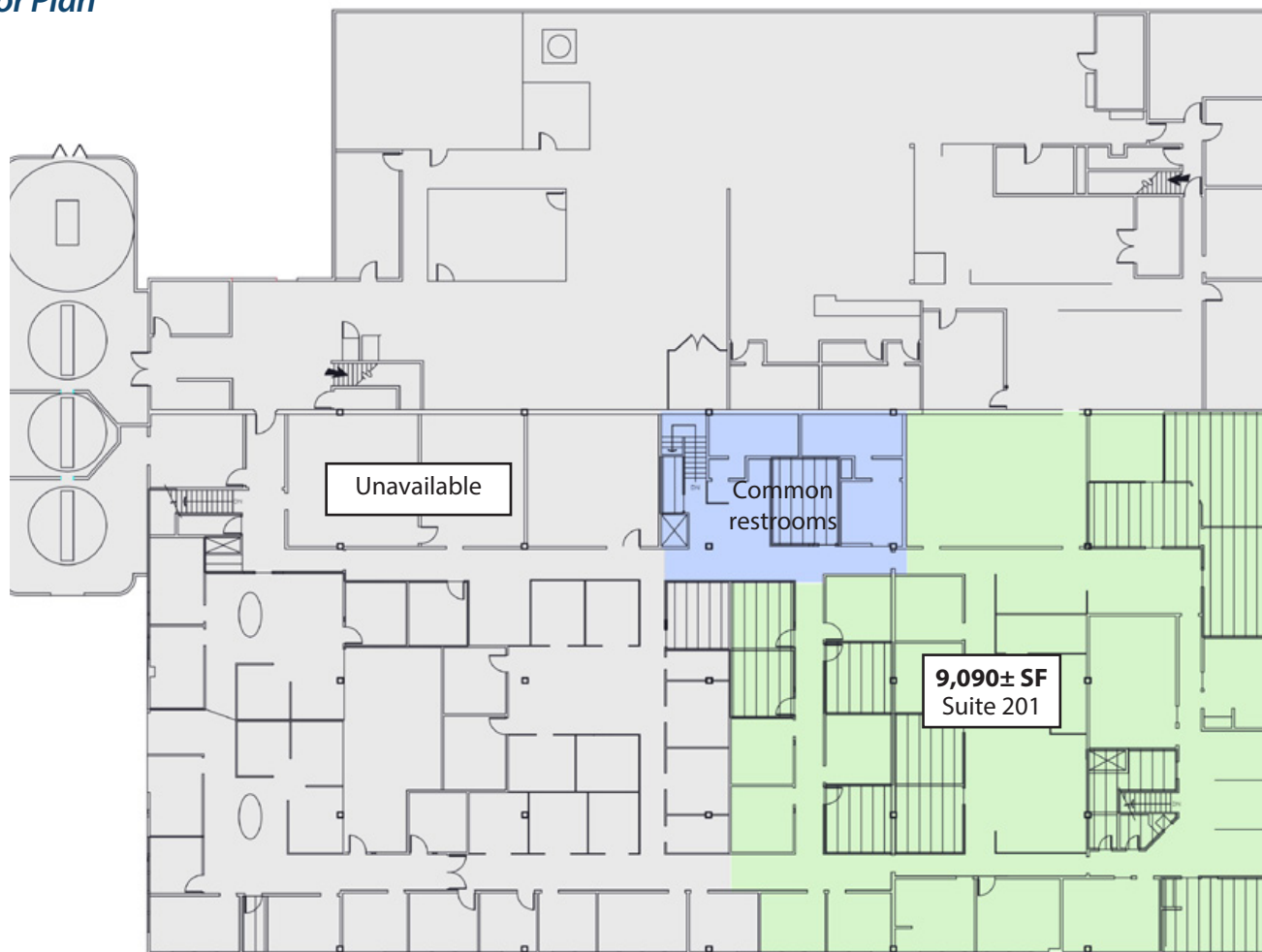


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**Second Floor Plan**



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