

6384 Via Real
CARPINTERIA, CA

EXTERIOR REMODEL
COMPLETE!

RATE REDUCED



Click to view the
VIRTUAL TOUR

For Sublease | High-Bay Flex/Office with Roll-Ups | **24,030± SF**

Co-listed with

Carlo Brignardello
805.338.6032

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lic. 01001017



Francois DeJohn

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Steve Hayes

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PROPERTY SUMMARY

Rare, high-bay warehouse recently remodeled to include new parking area, landscaping, walkways, outdoor area, skylights, and other exterior finishes. Space offers dedicated parking, heavy power, one grade-level loading door, one truck well loading door, high ceilings, and potential to construct office area. Located near the bluffs of Carpinteria, 14 miles from Santa Barbara and minutes away from the beach with easy US 101 access. Join a neighborhood of top-tier tenants including Procore, BEGA, and LinkedIn.



Size:	Office*	approx. 8,370 SF
	<u>Warehouse</u>	<u>approx. 15,660 SF</u>
	Total	approx. 24,030 SF

** previously built*

Rate:	\$1.90 NNN
NNN Expenses:	\$0.55 psf
TI Allowance:	\$30 PSF
Term:	Master lease expires 3/31/2027
Available:	Now
Zoning:	M-RP
Parking:	63 spaces
Restrooms:	Existing plumbing is in place
HVAC:	Eleven 3-10 ton units, 100% HVAC 8 new units, 3 existing
Roll-Up Doors:	Two (one interior truck well door, one ground-level door)
Ceiling Height:	Warehouse – 19'3" to ceiling Office – 14'2" to ceiling and 9'11" to drop ceiling (if installed)
Power:	800A, 277/480V, 3-phase
Comments:	Owner has completed a significant exterior remodel of the building, including new facade, paint, parking area, landscaping, skylights, and more.

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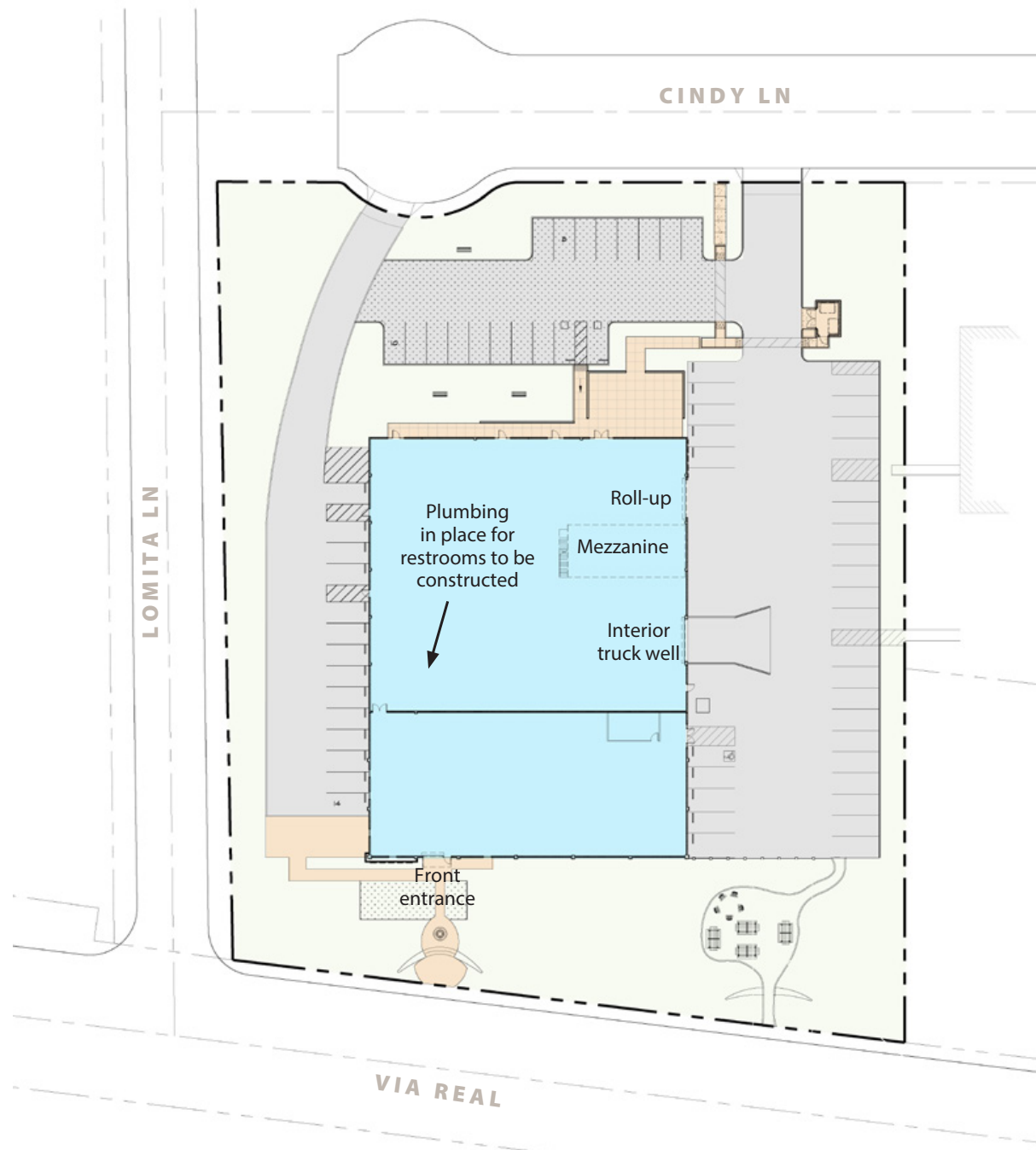
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SITE PLAN



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AREA OVERVIEW

The Bluffs

About five minutes from downtown Carpinteria and a stone's throw from the shore lies The Bluffs, a collection of office/R&D/industrial buildings occupied by strong tenants like Procore and LinkedIn.

With easy US 101 access, temperate climate, and proximity to the beach and downtown, this coastal enclave is in high demand.

The subject property is situated near The Bluffs and a new tenant will inherit the many amenities of the area.



Downtown Carp	2 mi
Montecito	10 mi
Santa Barbara	13 mi
Goleta	22 mi

Rincon Point State Beach	2 mi
Ventura	15 mi
Oxnard	25 mi
Santa Clarita	66 mi
Los Angeles	83 mi

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