

724 Reddick St
SANTA BARBARA, CA

TWO 15' ROLL-
UP DOORS



For Sale | Gated Industrial Building | **2,575 SF + 1,219 SF mezzanine**

Experience. Integrity. Trust.
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Rob Adams, CCIM
805.898.4386
rob@hayescommercial.com
lic. 01344315





PROPERTY SUMMARY

Conveniently located near the amenities of the Milpas Street corridor and less than a mile from US 101 access, this well-maintained freestanding industrial building features a fenced and gated lot with ample on-site parking. Two 15' roll-up doors provide easy loading to the warehouse areas with 17± foot ceilings and floor drains on one side. The building also features a spacious office, large mezzanine, two restrooms, and new electric gate entry. Both windows and skylights provide good natural light throughout the space. Easily divides into two units with separate meters to lease to separate tenants or for an owner-user to occupy one side and lease the other.

Price	\$2,100,000
Size	2,575 SF 1st Floor 1,219 SF Mezzanine
Lot Size	5,227 SF
Zoning	M-I
Parking	Large gated lot w/ electric entry
Roll-ups	Two, 15' high
Restrooms	Two
Ceiling	Approx. 17'
Power	200A; 2 meters; 3-phase available
To Show	Call listing agent

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Interior office



Electric gate entry



High-ceiling warehouse



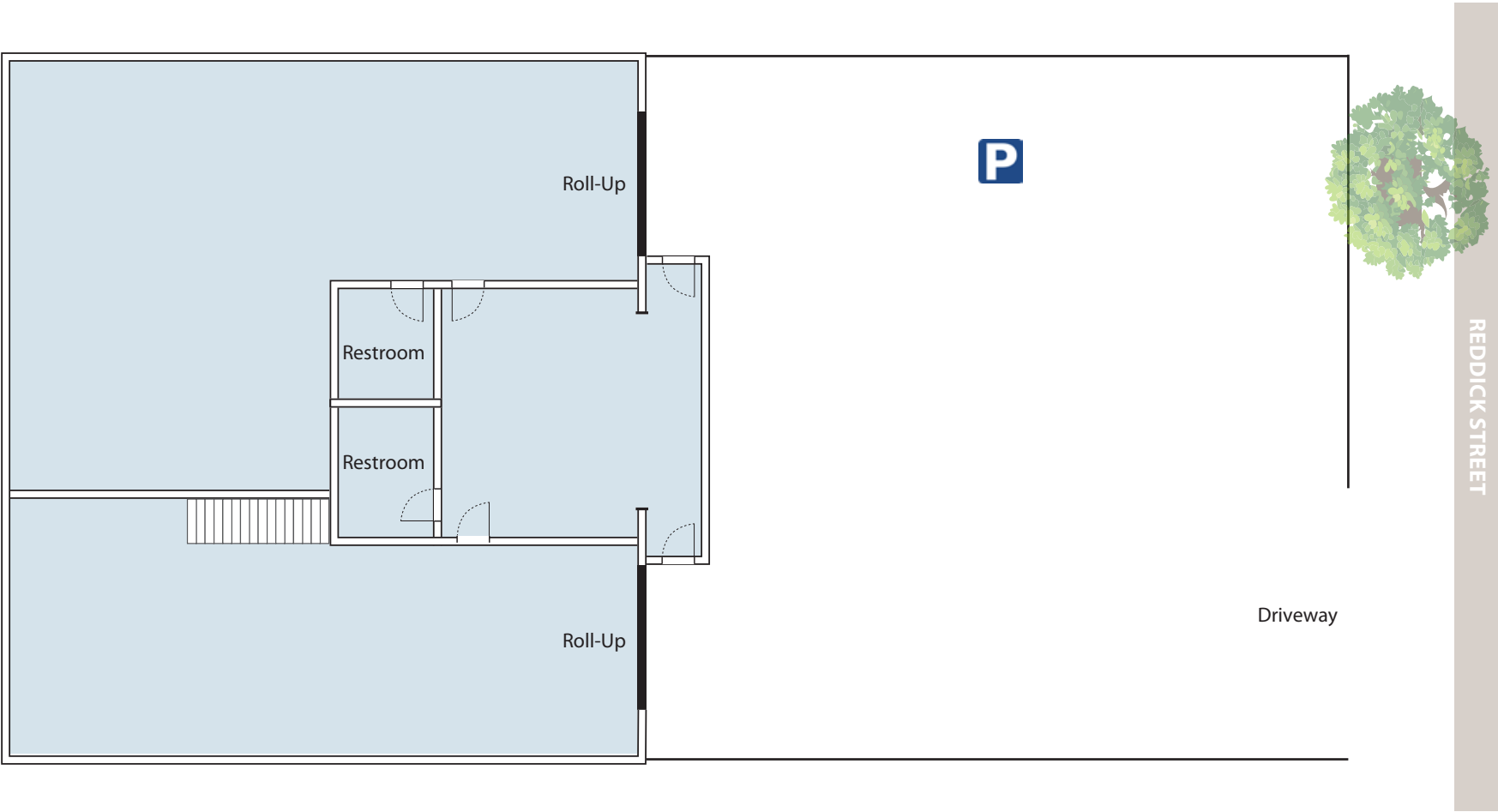
Roll-up doors

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FIRST FLOOR PLAN



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AREA OVERVIEW



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