

6860 Cortona Dr
GOLETA, CA

Two ground-level roll-up doors

For Sublease | R&D/Industrial Space in Tech Corridor | **10,563 SF**

Experience. Integrity. Trust.
Since 1993

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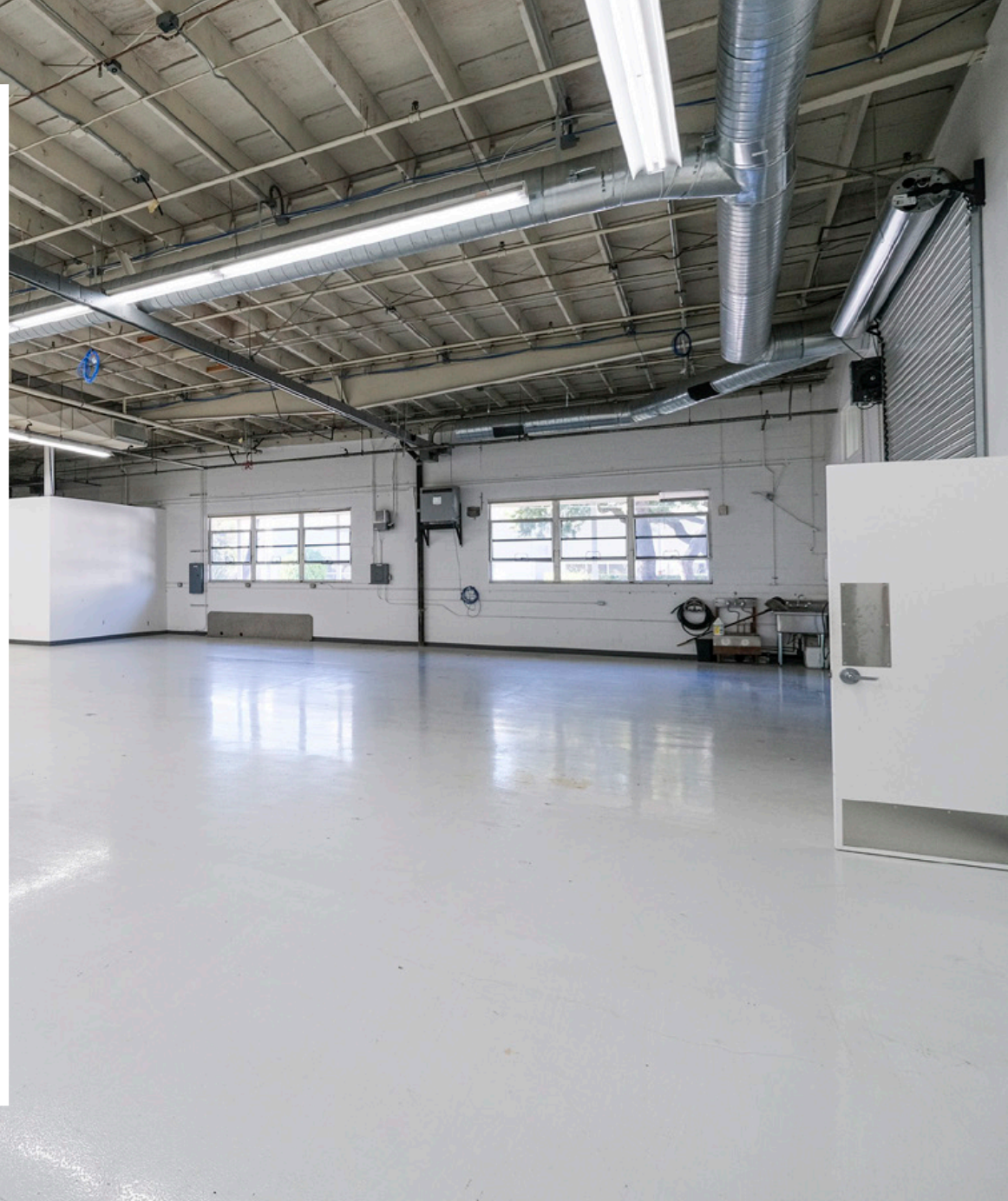
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PROPERTY SUMMARY

Clean, rarely available R&D/industrial space in Goleta's tech corridor available for sublease. This unit is suitable for a wide variety of needs, featuring high ceilings, office portion, and multiple roll-up doors. Join the thriving Goleta tech scene with proximity to the Camino Real Marketplace, UCSB campus, and Santa Barbara Airport.

Size	10,563 SF
Suite	A
Rate	\$1.63 NNN (.48), plus utilities
Term	Sublease through 6/30/30
Available	Now
Loading	Two ground-level roll-up doors
Ceilings	14-16'
Parking	2.5 spaces/1,000 SF
Kitchenette	Yes
HVAC	Yes, throughout
Restrooms	2 private
To Show	Call listing agents



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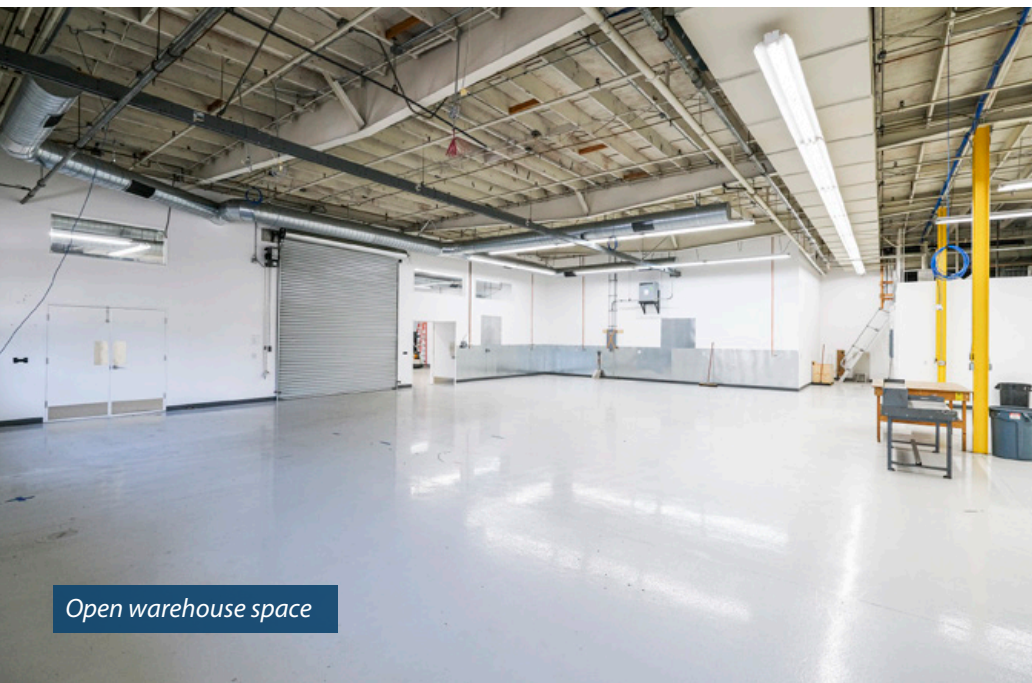




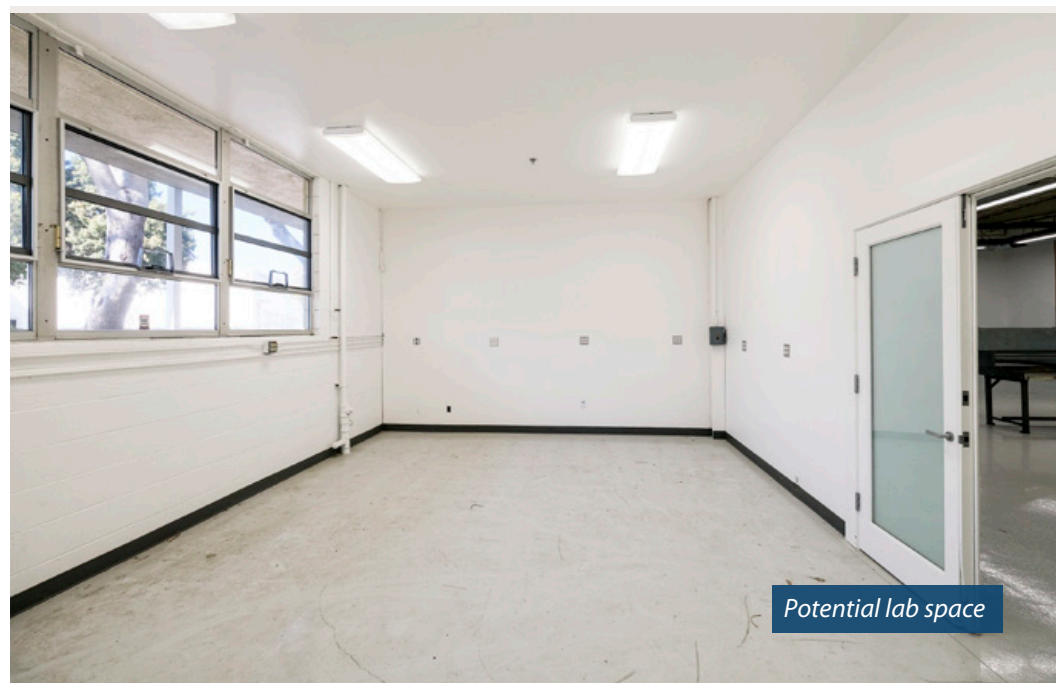
Reception area



Roll-up door



Open warehouse space



Potential lab space

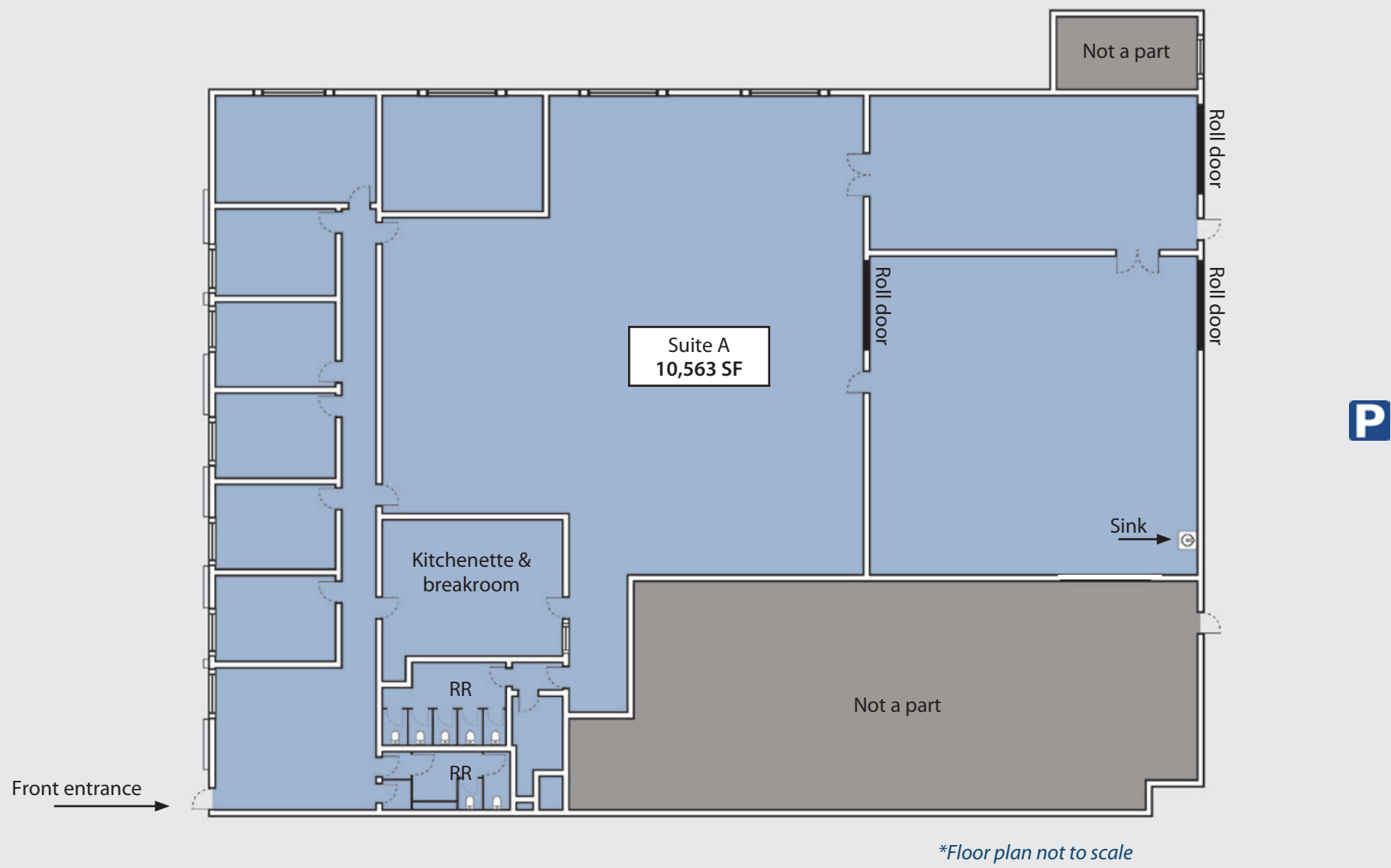
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 **Hayes**
COMMERCIAL GROUP

FLOOR PLAN



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AREA OVERVIEW



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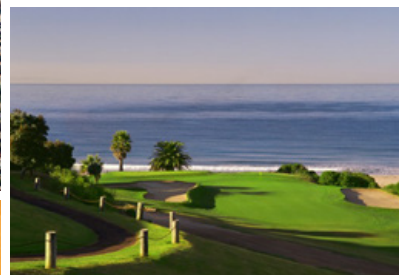
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GOLETA



Conveniently located just 8 miles from Santa Barbara, the city of Goleta is nestled between a backdrop of majestic mountains and sprawling coastal bluffs. Home to beautifully-designed business parks, safe and family-oriented neighborhoods, and a world-class university, Goleta is among California's premier locations for businesses.



Source: esri. 2023 demographics

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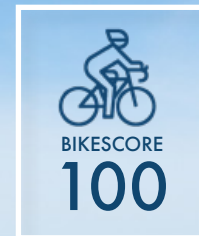
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Ranked #12 in U.S. News & World Report's Top Public Universities

University of California, Santa Barbara (UCSB) is a public institution founded in 1909. It has a total **undergraduate enrollment of 25,034**, its setting is suburban, and the campus size is 989 acres.

Boasting six nobel laureates on faculty, **UCSB is integral to the Goleta community and its largest employer.** Students graduating with degrees in engineering and computer science frequently stay in the area to work for local businesses or start their own.



The UCSB campus sits on a south-facing shore and overlooking the Pacific Ocean.

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