

129 S Quarantina St
SANTA BARBARA, CA

UP TO 30' HIGH CEILINGS

For Sale or Lease | Industrial Condo with Roll-Up at Railroad Square | **6,759 SF**

*Experience. Integrity. Trust.
Since 1993*

Liam Murphy, CCIM
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PROPERTY SUMMARY

A unique opportunity to purchase or lease one of the largest industrial condos in Santa Barbara, which can house a variety of businesses including contractor, warehouse, R&D, manufacturing, film production, or automotive. The offering is actually **3 units** that have been combined to provide **tall ceilings (approx. 30' in the warehouse section)**, a roll up door, private restrooms, and access from both Quarantina Street and Powers Avenue. The property will be **delivered vacant**, representing an opportunity for an owner-user or investor looking to capitalize on increasing rents for industrial properties in Santa Barbara.

Sale Price	\$2,500,000
Lease Rate	\$12,500/mo*
Building Size	6,759 SF total (4,339 SF first floor plus 2,420 SF upper floor)
Land Size	4,356
APN	017-570-028, 017-570-029 and 017-570-030
Zoning	M-1/S-D-3
Occupancy	Vacant
Parking	8 reserved spaces
Restrooms	One private, plus one common with shower
Ceilings	Approx. 30' in the warehouse
HVAC	Yes
Loading	One 12'x12' ground-level roll-up door
To Show	Call listing agents

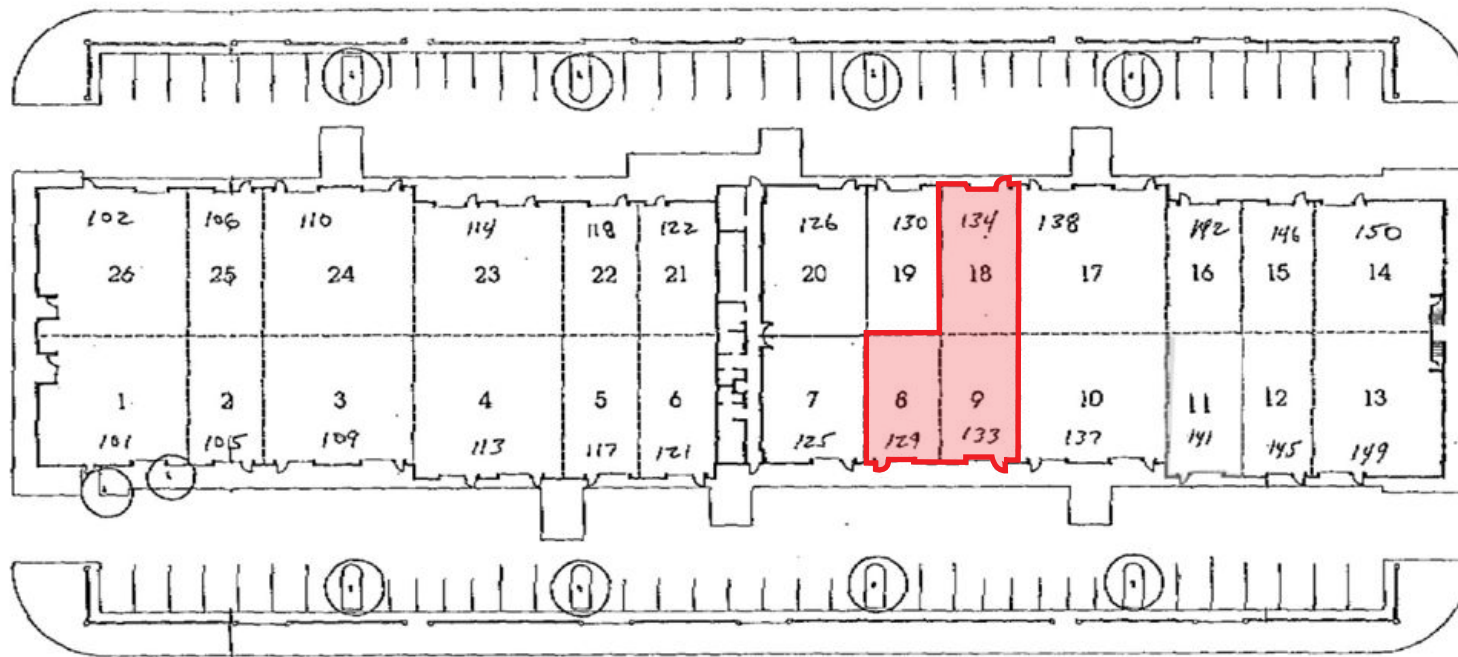
** Lease will be on AIR NNN form with Base Rent + Initial NNN estimates = to \$12,500.*

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SITE PLAN



Note: Drawings are not to scale.

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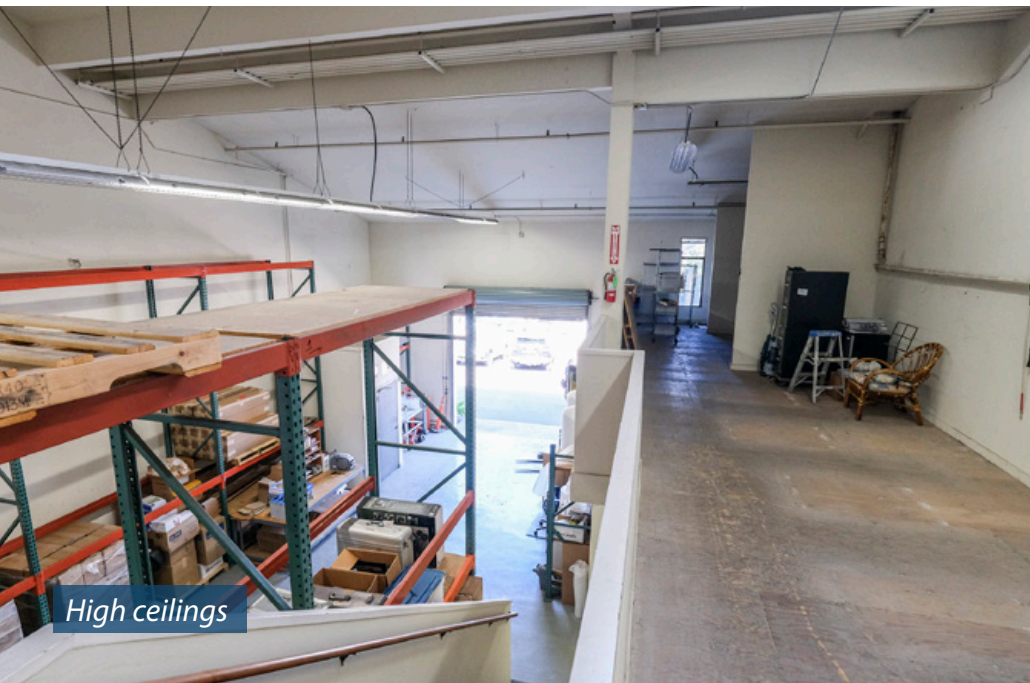




Upper floor



Roll-up door



High ceilings



Upper floor

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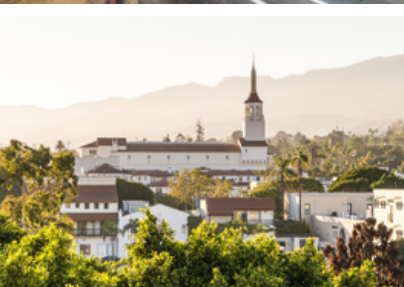
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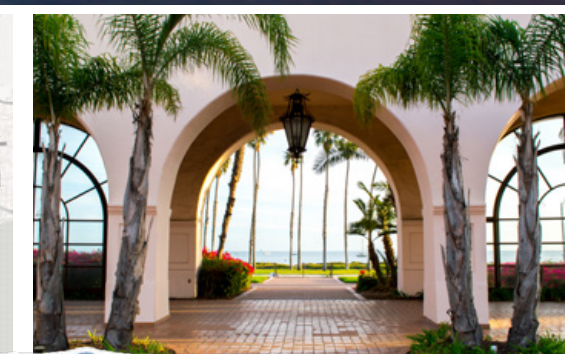


Santa Barbara is 90 miles north of Los Angeles and served by Santa Barbara Airport and Amtrak. Tucked between the Santa Ynez Mountains and the Pacific Ocean, Santa Barbara enjoys a mild, Mediterranean climate averaging 300 sunny days a year.

SANTA BARBARA

Source: esri. 2023 demographics

	89,023 current residents		\$149,130 avg. household income		62% college-educated
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