

324 Palm Ave
SANTA BARBARA, CA

DIVISIBLE — CLA



For Lease | Industrial/Office Building with Gated Lot | **Approx. 6,500 SF**

Experience. Integrity. Trust.
Since 1993

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Mountain views from 2nd floor

PROPERTY SUMMARY

Rarely available M-I zoned Industrial property with two roll doors, approx. 13' clear height, office space, and 17 striped parking spaces with secondary loading/parking driveway. Centrally located in the Laguna District and adjacent to the 101 Highway.

Size	Approx. 6,500 SF	Parking	17 striped spaces in gated lot, plus secondary driveway/loading zone
Rate	\$2.25 NNN (.70)		
Term	3-5 Years	Ceilings	Approx. 13'
Availability	1/1/26	Restrooms	Three
Zoning	M-I	To Show	Call listing agent
Roll-ups	Two, ground-level		

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Ground floor warehouse



Ground floor break room



Second floor office



Two roll-up doors

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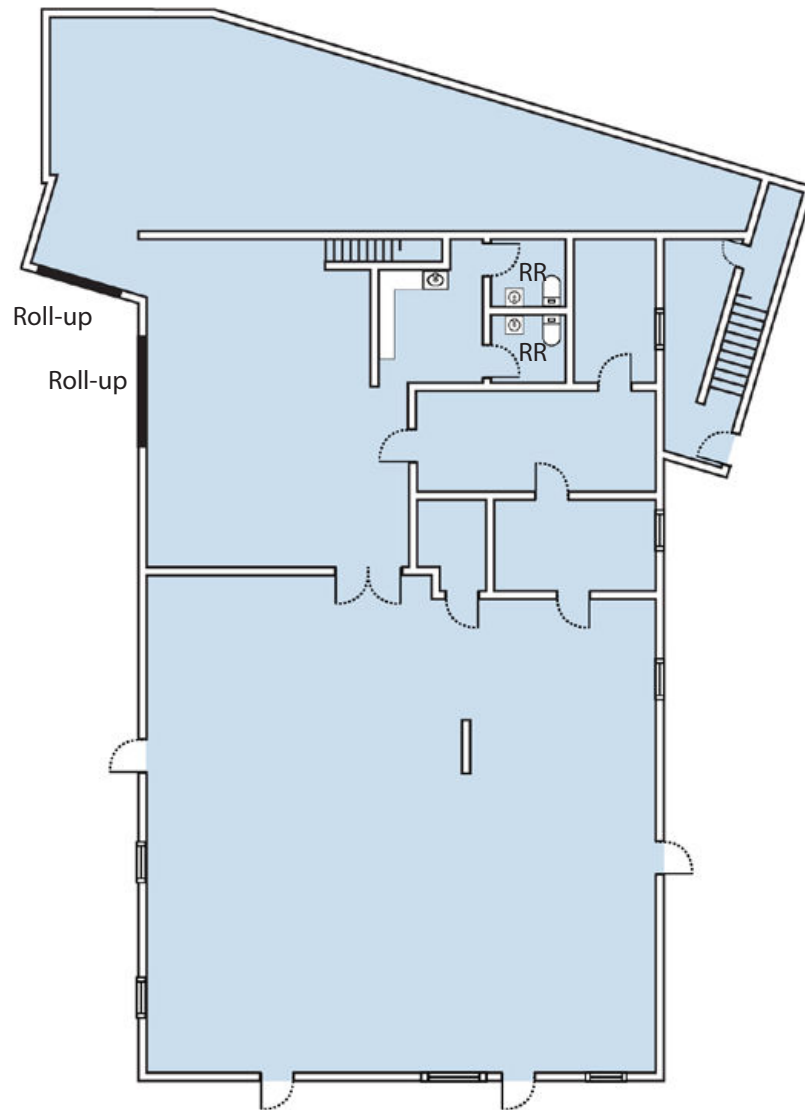
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 **Hayes**
COMMERCIAL GROUP

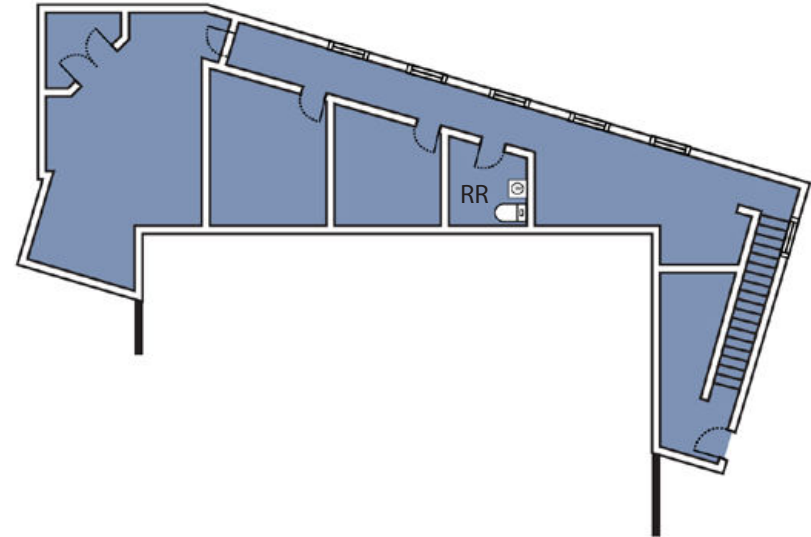
FLOOR PLANS

FIRST FLOOR



PALM AVE

SECOND FLOOR



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