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
805.898.4385
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Hayes COMMERCIAL GROUP

The information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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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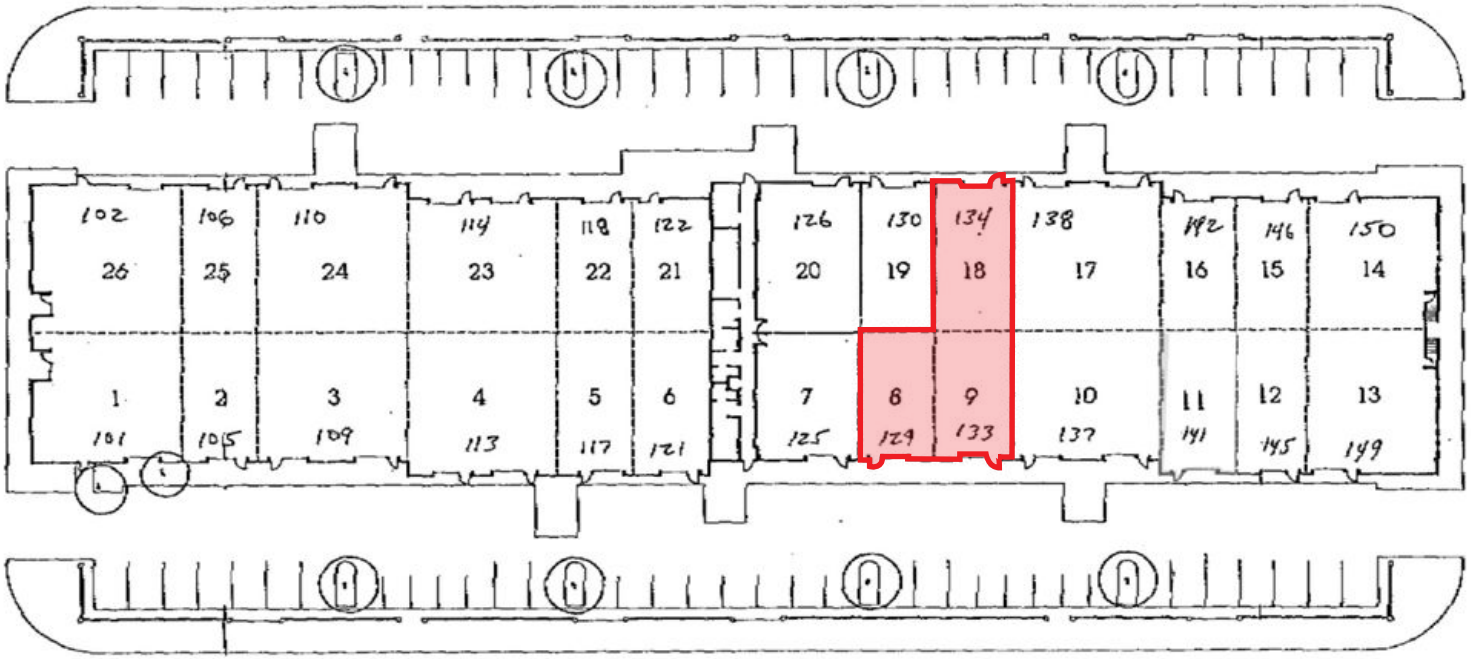
SITE PLAN



Note: Drawings are not to scale.

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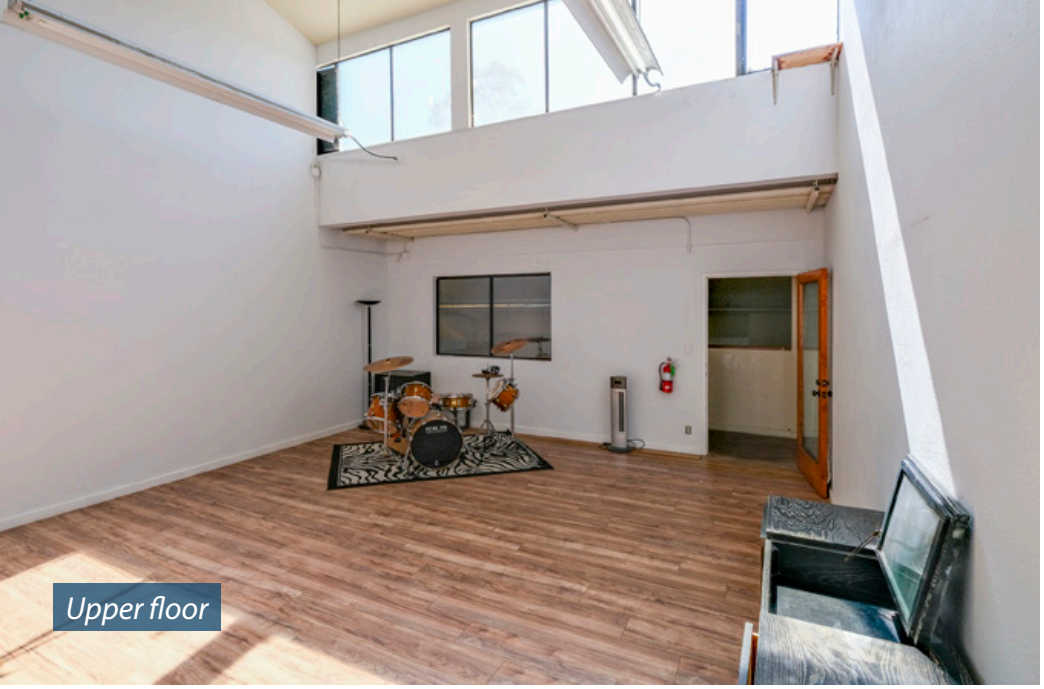
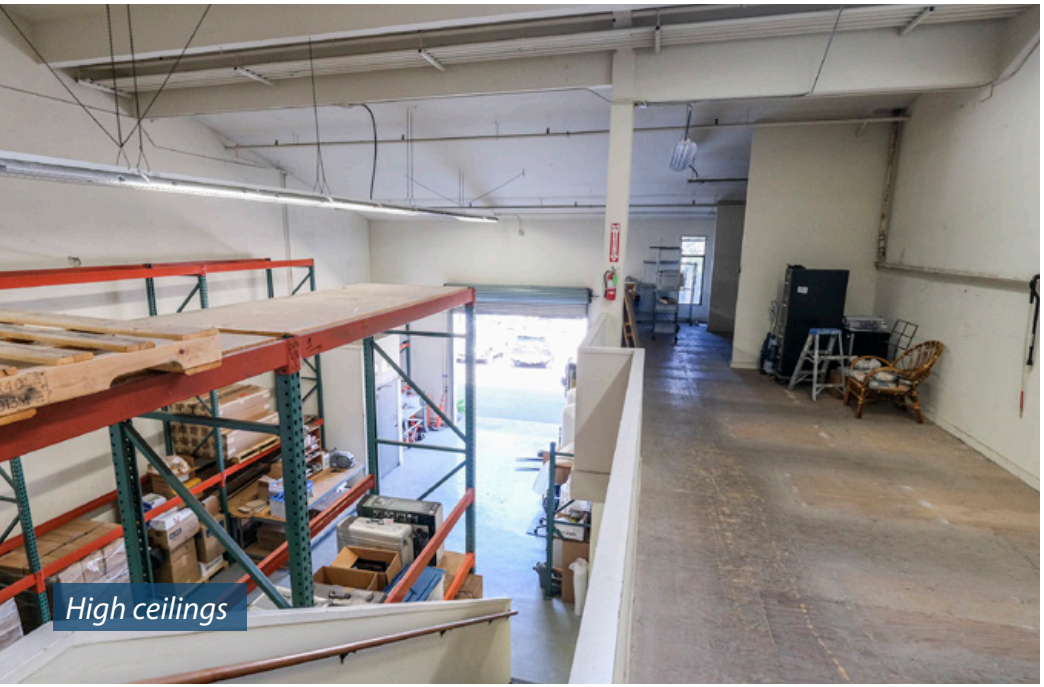
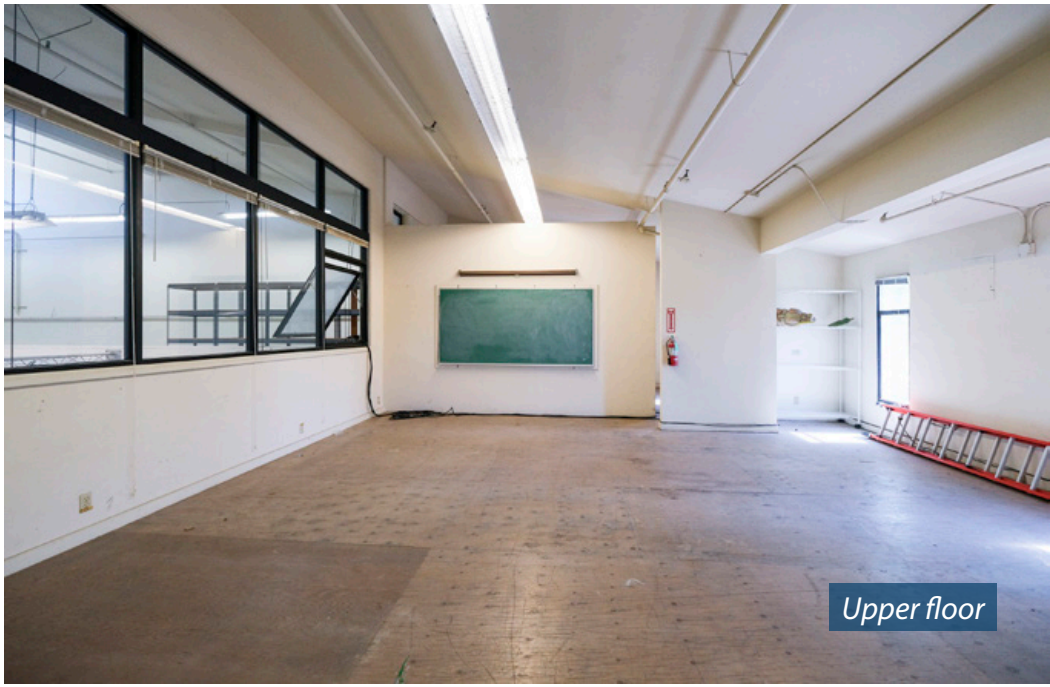

Upper floor

Roll-up door


High ceilings


Upper floor

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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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