

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

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

Liam Murphy, CCIM
805.898.4385
liam@hayescommercial.com
lic. 01439777



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)	Ceilings	Approx. 13'
Term	3-5 Years	Restrooms	Three
Availability	1/1/26	To Show	Call listing agent
Zoning	M-I		
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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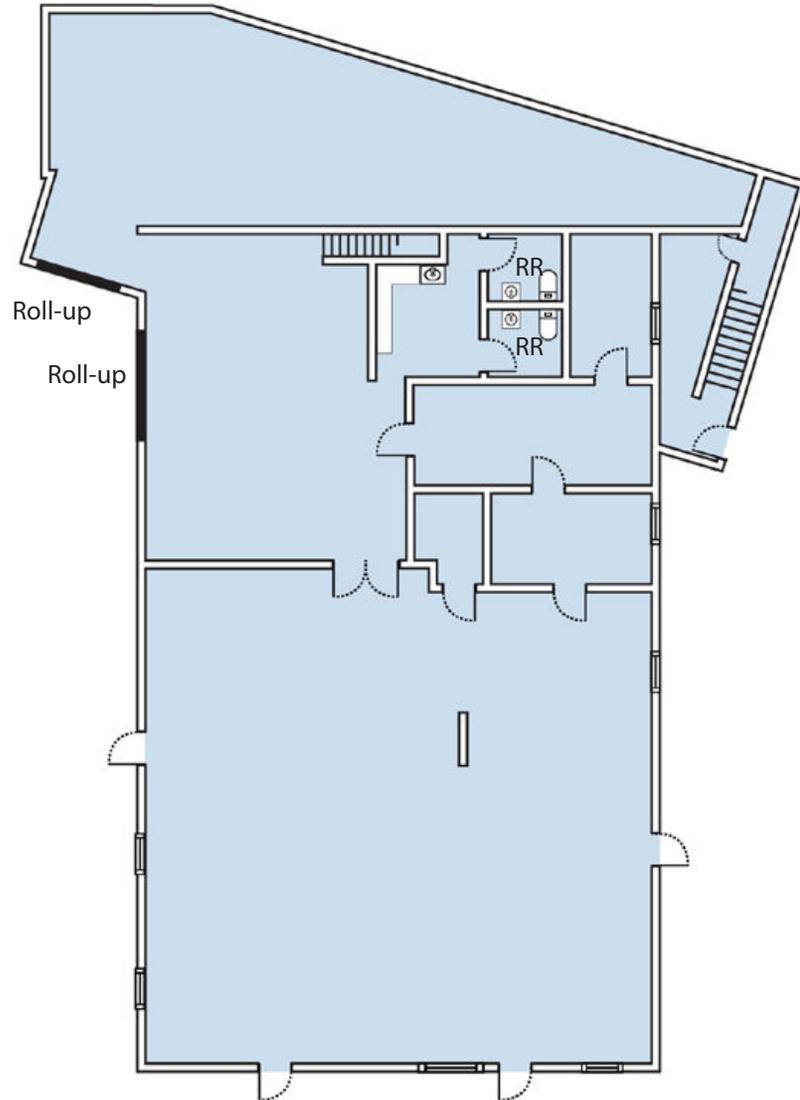
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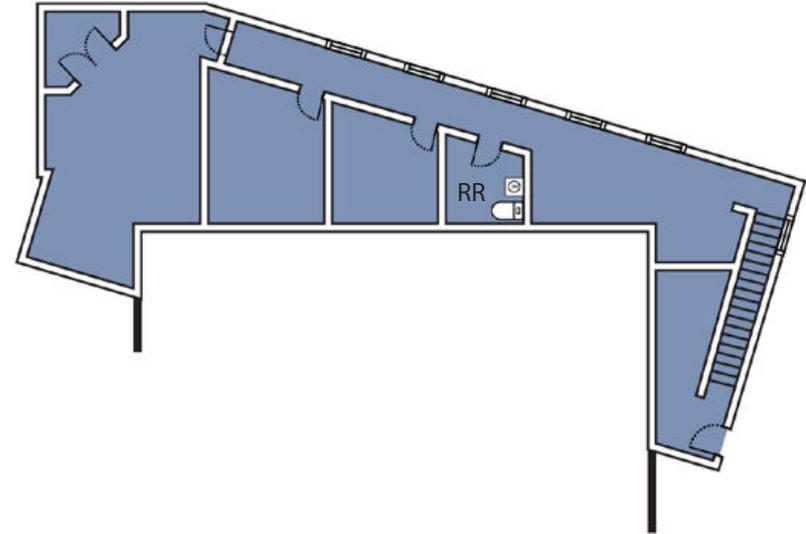


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



PALM AVE

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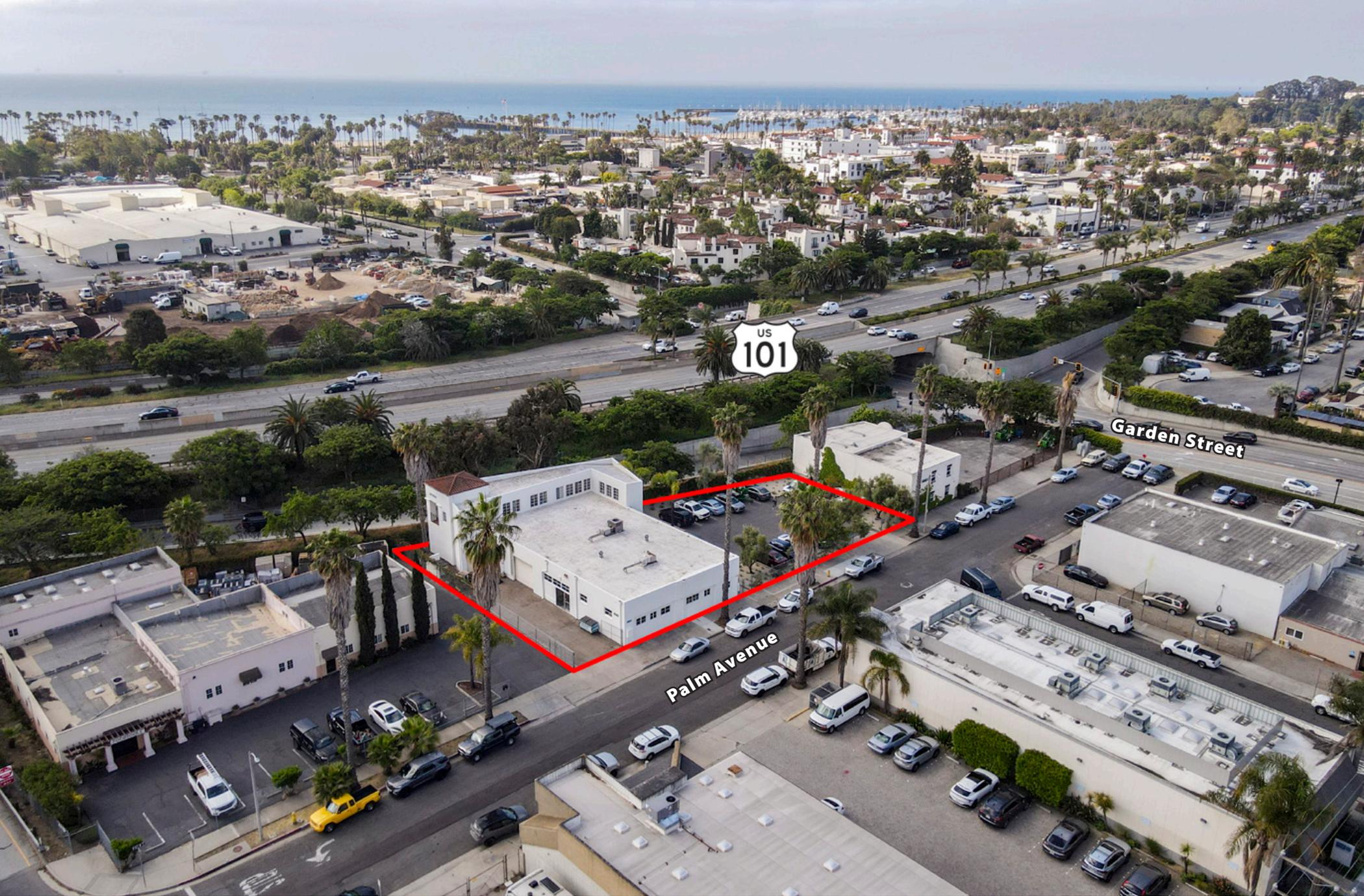
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