

# 324 Palm Ave

SANTA BARBARA, CA



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

*Experience. Integrity. Trust.*  
*Since 1993*

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## PROPERTY SUMMARY

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

<b>Size</b>	Approx. 6,500 SF
<b>Rate</b>	\$2.25 NNN (.70)
<b>Term</b>	3-5 Years
<b>Availability</b>	1/1/26
<b>Zoning</b>	M-I
<b>Roll-ups</b>	Two, ground-level

<b>Parking</b>	17 striped spaces in gated lot, plus secondary driveway/loading zone
<b>Ceilings</b>	Approx. 13'
<b>Restrooms</b>	Three
<b>To Show</b>	Call listing agent

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Ground-floor warehouse



Ground-floor break room



Second-floor office



Mountain views

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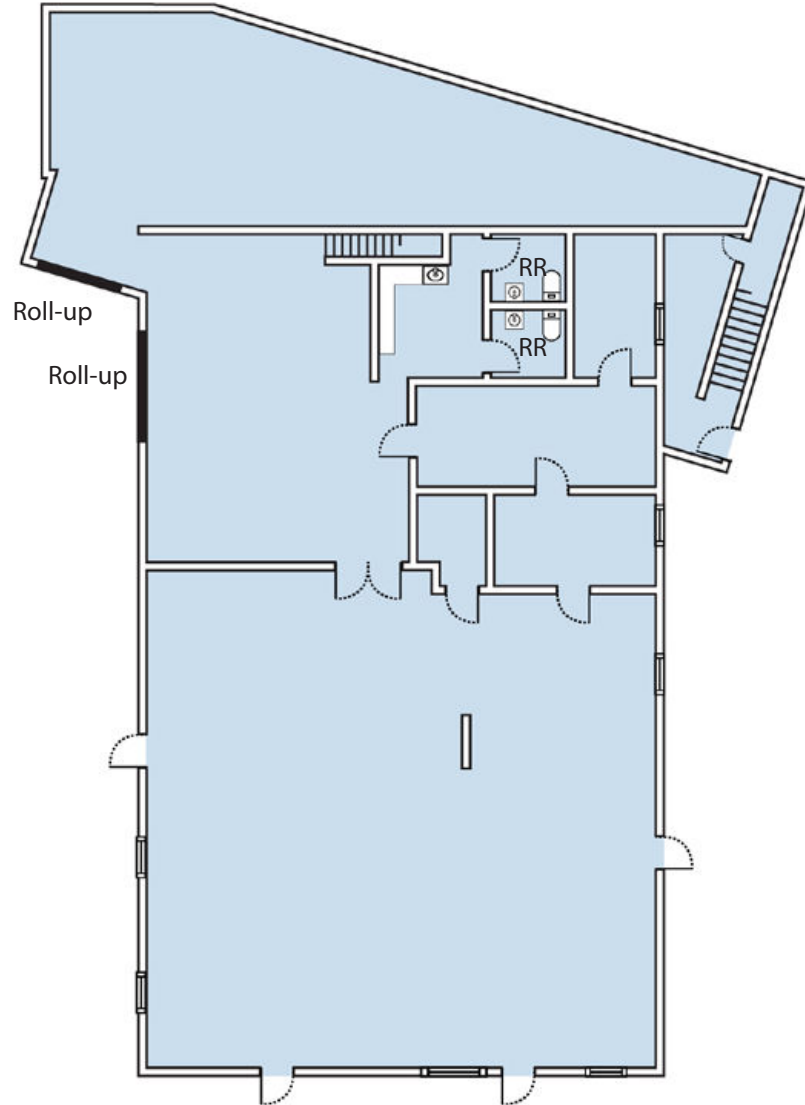
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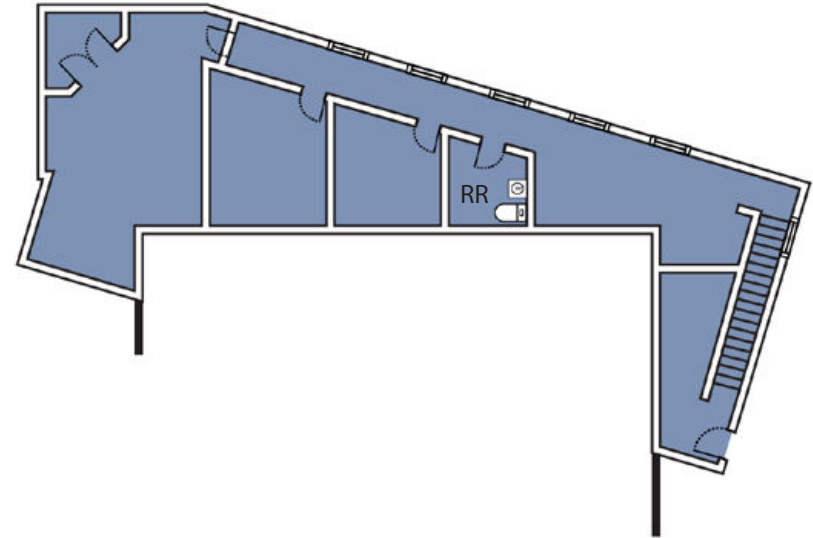
 **Hayes**  
COMMERCIAL GROUP

# FLOOR PLANS

## FIRST FLOOR



## SECOND FLOOR



PALM AVE

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