

517 & 519  
E Gutierrez St  
SANTA BARBARA

Roll-ups, high ceilings,  
and gated yards



**FOR LEASE** | Downtown Industrial Buildings with Gated Yards | **4,000-10,500 SF**

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Since 1993

**Francois DeJohn**  
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# PROPERTY SUMMARY



**517 E Gutierrez** is 4,000 SF of high-bay industrial with a large yard, covered storage, and office area. **519 E Gutierrez** is a 6,500 SF industrial/warehouse building with large, private fenced lot. Additional updates to both buildings are in-progress including new glass roll-up doors at the front and rear of the building and parking lot resurfacing. The property is surrounded by many thriving businesses including Home Improvement Center, Santa Barbara Design Center, Buena Tile, and Vista Paint. Easy access to and from US Hwy 101.

	AVAILABLE Now	ZONING	M-I
	<b>517</b>	<b>519</b>	<b>BOTH</b>
<b>SIZE</b>	4,000 SF, plus 1,800 SF covered outdoor	6,500 SF	10,500 SF
<b>BONUS YARD</b>	3,700 SF	3,000 SF	8,500 SF
<b>RATE</b>	\$2.50 NNN (.47); \$1.25 NNN on covered	\$2.50 NNN (.47)	\$2.50 NNN (.47)
<b>PARKING</b>	5 spaces	5 spaces	10 spaces
<b>RESTROOMS</b>	Two	Two	Four
<b>ROLL-UPS</b>	Two	One	Three
<b>POWER</b>	600 amp	400 amp	
<b>CEILINGS</b>	20'	14'	

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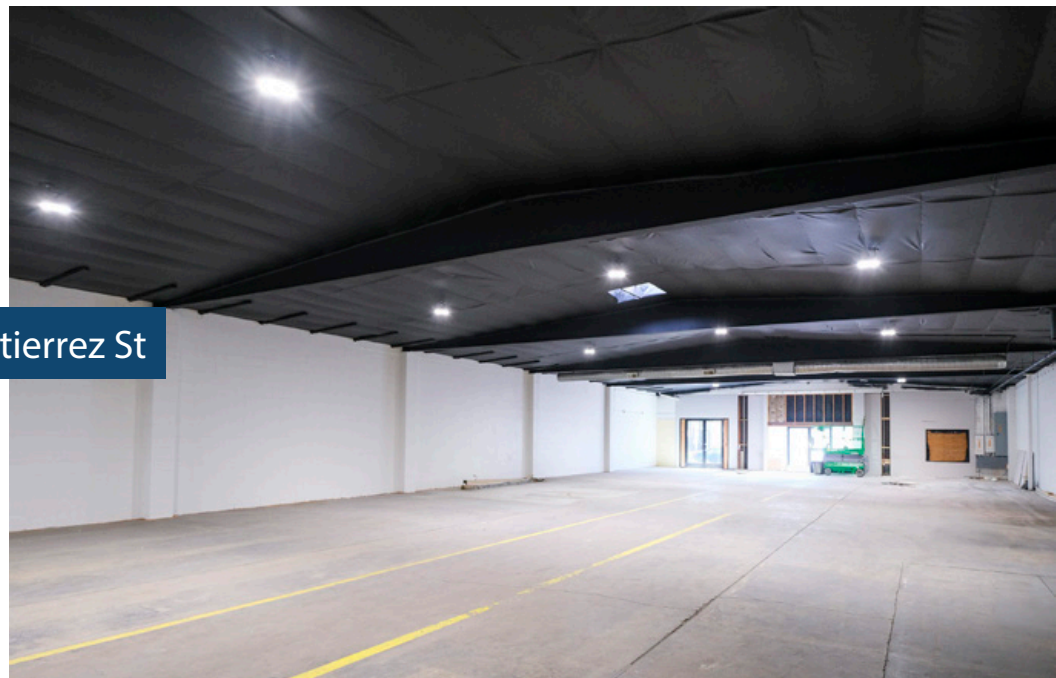
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517 E Gutierrez St



519 E Gutierrez St



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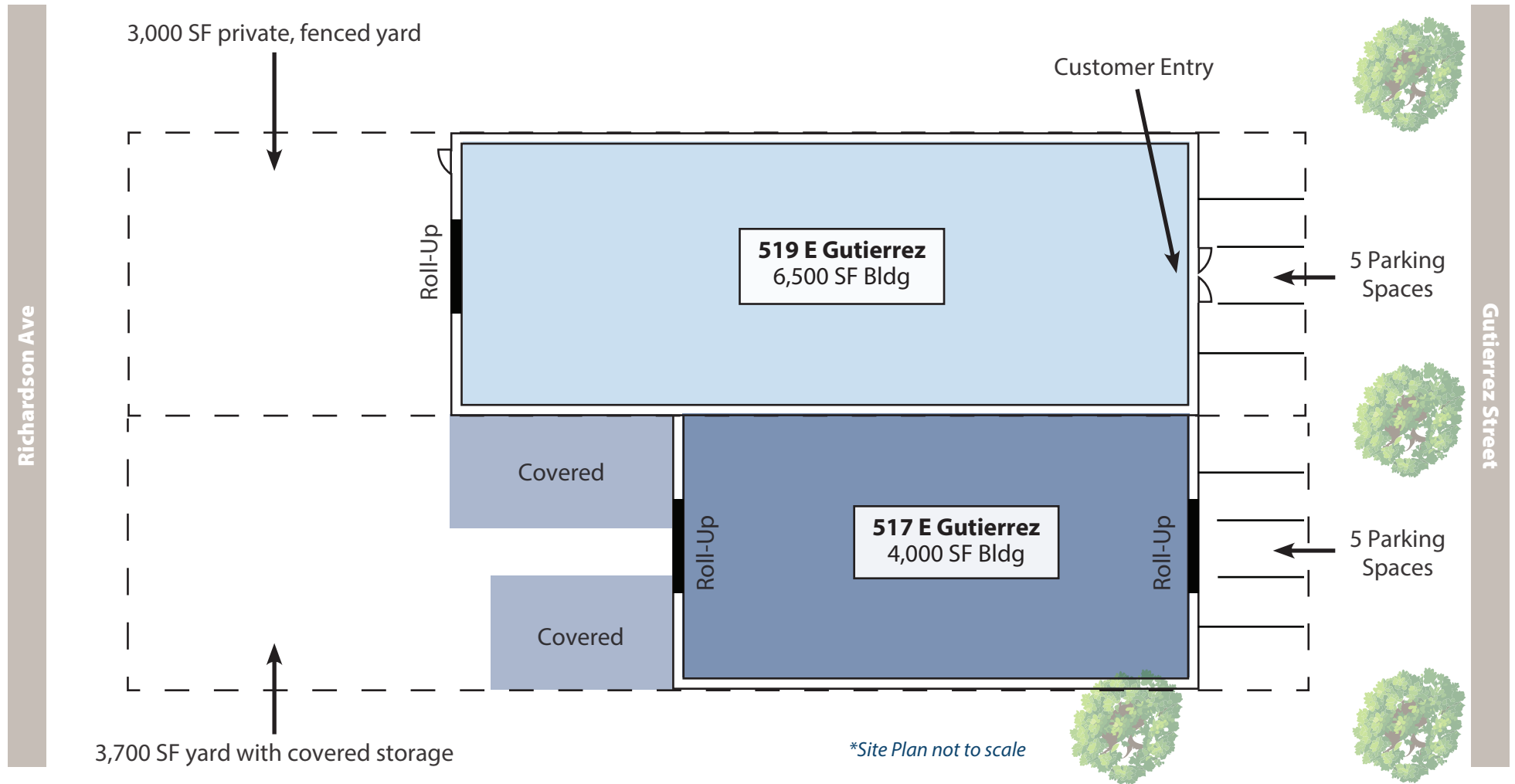
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# SITE PLAN



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# AERIAL LOOKING WEST



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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.