

# DEPOT ROAD INDUSTRIAL PARK

53-59 Depot Road, Goleta | 3.39 Acres on two Parcels



Depot Rd

Kellogg Ave

Armitos Ave

- Versatile zoning
- 5-minute drive to UCSB and Santa Barbara Airport

**For Sale** | Rare IG-Zoned Land and Industrial | 31,267± SF

*Experience. Integrity. Trust.*  
Since 1993

**Caitlin Hensel**  
805.898.4374  
[caitlin@hayescommercial.com](mailto:caitlin@hayescommercial.com)  
lic. 01893341

**Dylan Ward**  
805.898.4392  
[dylan@hayescommercial.com](mailto:dylan@hayescommercial.com)  
lic. 01472452





## PROPERTY SUMMARY

Rare opportunity to acquire industrial property on an expansive 3.39-acre parcel with a significant amount of excess land. The property's large site provides exceptional flexibility for an owner-user, investor, or buyer seeking outdoor storage, yard area, future expansion, or repositioning potential. Ideally located near the amenities of Old Town Goleta with convenient Highway 101 access, the property offers excellent regional connectivity.

|                      |                      |                |                         |
|----------------------|----------------------|----------------|-------------------------|
| <b>Price</b>         | \$7,750,000          | <b>APN</b>     | 071-041-031/030         |
| <b>Building Size</b> | 31,267± SF           | <b>Zoning</b>  | IG (General Industrial) |
| <b>Land Size</b>     | 147,668 SF (3.39 ac) | <b>To Show</b> | Call listing agent      |

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## ZONING

### Permitted Uses

Regarding permitted uses, the property is zoned General Industrial (IG). The IG zone district includes a wide variety of permissible uses, making it one of the most versatile zones in Goleta.



*Click or scan for  
more information*



### Land-Use Report

This report summarizes the primary land-use, zoning, entitlement, environmental, and some infrastructure considerations. The lots are zoned for general industrial uses and can likely accommodate mini-storage or industrial condominiums subject to Development Plan approval by the City of Goleta.



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# GOLETA



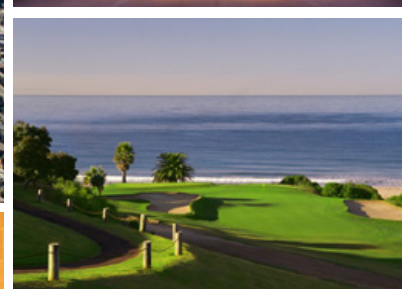
**32,072**  
current residents



**\$159,350**  
avg. household income



**64%**  
college-educated



Conveniently located just 8 miles from Santa Barbara, the city of Goleta is nestled between a backdrop of majestic mountains and sprawling coastal bluffs. Home to beautifully-designed business parks, safe and family-oriented neighborhoods, and a world-class university, Goleta is among California's premier locations for businesses.



Source: esri, 2023 demographics

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