



FOR SALE

5336 Overpass Rd, Goleta | NNN-Leased Industrial Investment | 4,660 SF on .75 acre

Experience. Integrity. Trust.
Since 1993

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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

Property Overview

This industrial building is NNN-leased to Rayne Dealership Corporation, a regional operator of water treatment systems for residential and commercial use. The lease runs through September 30, 2023 and contains annual increases equivalent to the change in Consumer Price Index (which measures inflation). It includes two (2) five (5) year options to extend the lease at fair market value — the tenant’s significant investment in infrastructure provides an incentive to stay at the property long-term. As a result, this is an opportunity to own a hard-to-replace property that will benefit from inflation.

Please contact listing agent for additional details and a form LOI that the seller prefers all prospective buyers use to submit their offers.



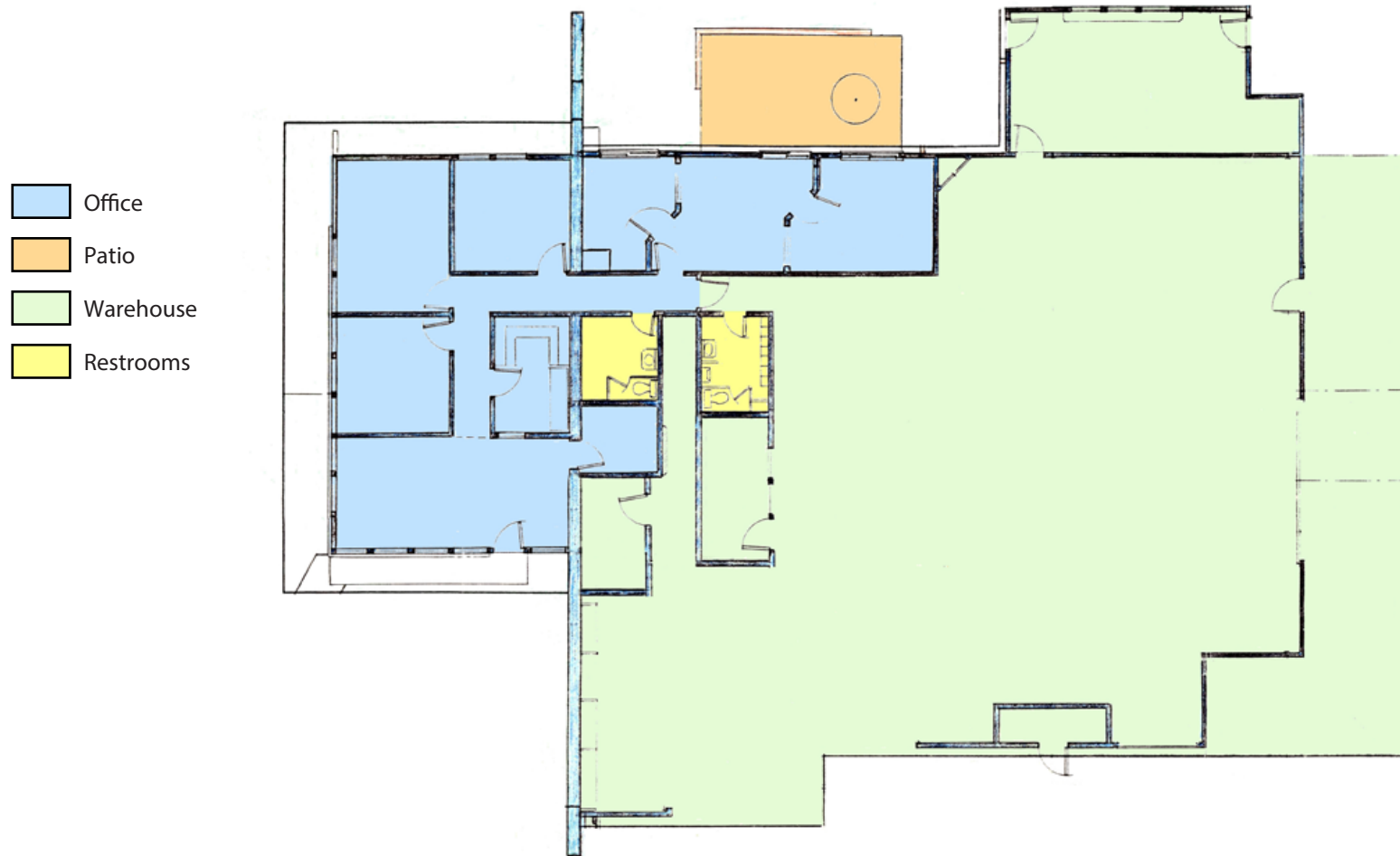
Building Size:	4,660 SF
Land Size:	32,670 SF (.75 acre)
Price:	\$1,495,000
Annual Rent:	\$72,000 NNN with annual CPI increases
Lease Form:	AIR single tenant NNN
APN:	071-220-012
Zoning:	M-I
Parking:	Site plan shows 27 spaces — not currently striped
Power:	Single-phase and three-phase power
CSO%:	3%
To Show:	Call listing agent

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Floor Plan



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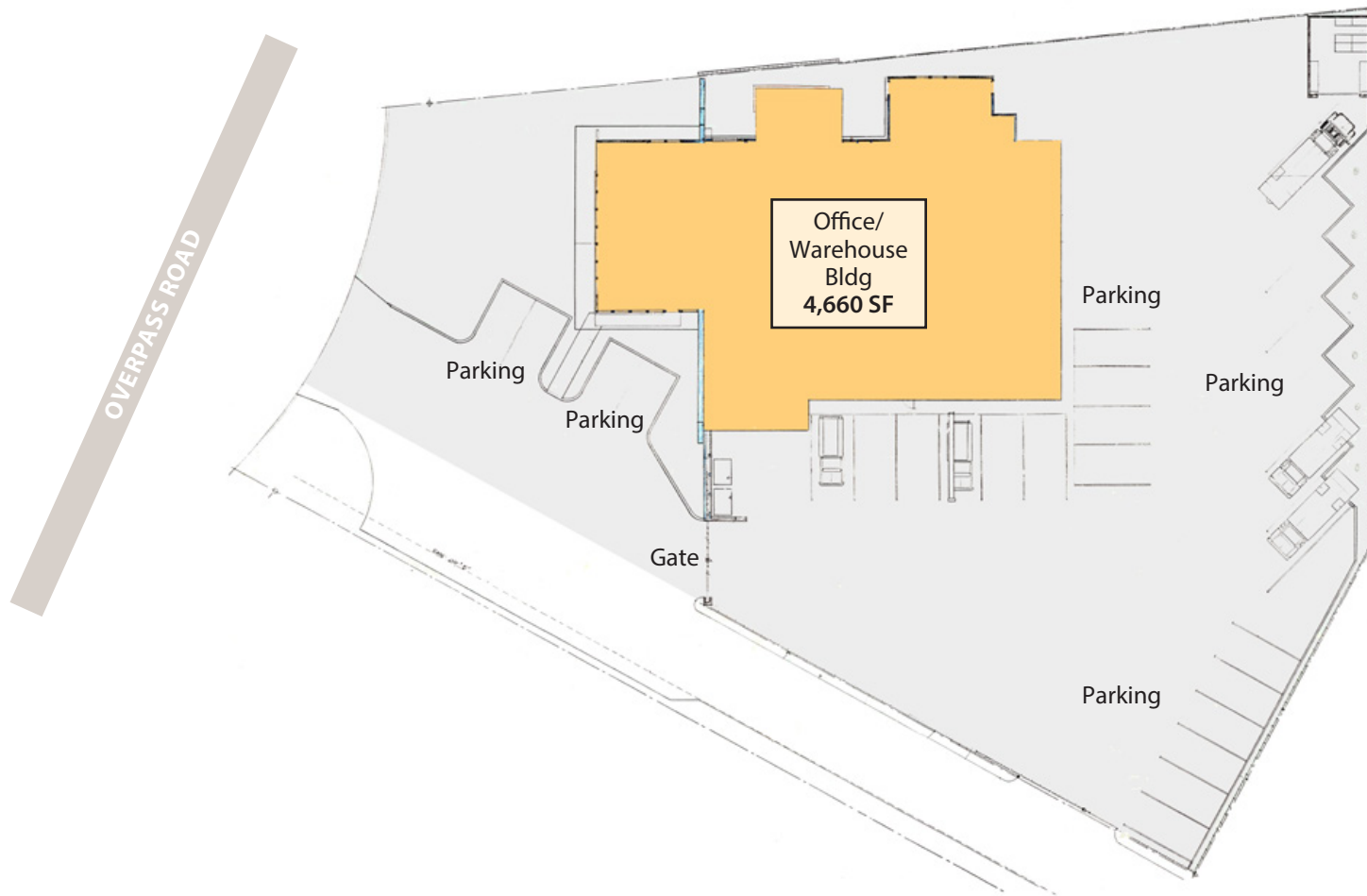
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Site Plan



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