



FOR LEASE

5730 & 5734 Thornwood Dr, Goleta | Industrial/R&D Buildings with Lab | 3,750 - 7,500 SF

Experience. Integrity. Trust.
Since 1993

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

Property Overview

Two industrial/R&D buildings with lab space may be leased together or separately. Dedicated parking, ground-level roll-up doors (two for each building) and shared drive lane for easy access. Immediate access to Hwy 217 and a quick drive to Old Town Goleta. Also has great proximity to Santa Barbara Airport and UCSB.



Address:	5730 & 5734 Thornwood Dr
Size:	3,750 SF in each building
Rate:	\$1.65 NNN (.10)
Available:	November 1, 2019
Term:	5 years preferred
Zoning:	IG
Power:	5730 Thornwood — 800 amps of 3 phase power 5734 Thornwood — 400 amps of 3 phase power
Loading:	Each building has 2 ground-level roll-up doors
Parking:	2.5/1,000 (tenant to verify)
To Show:	Call listing agent

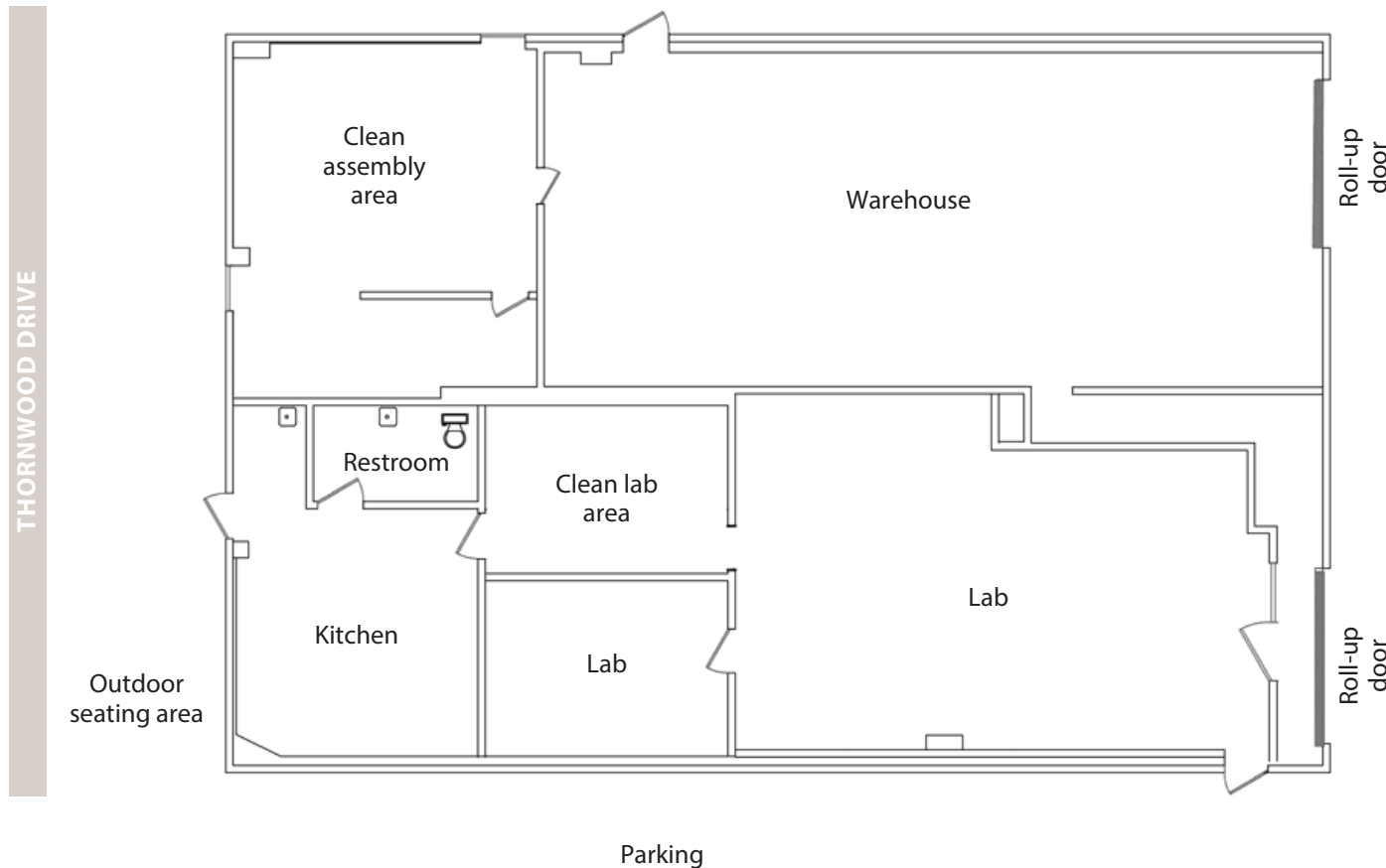
See floor plans for more individual building details.

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5730 Thornwood Dr — Floor Plan and Details



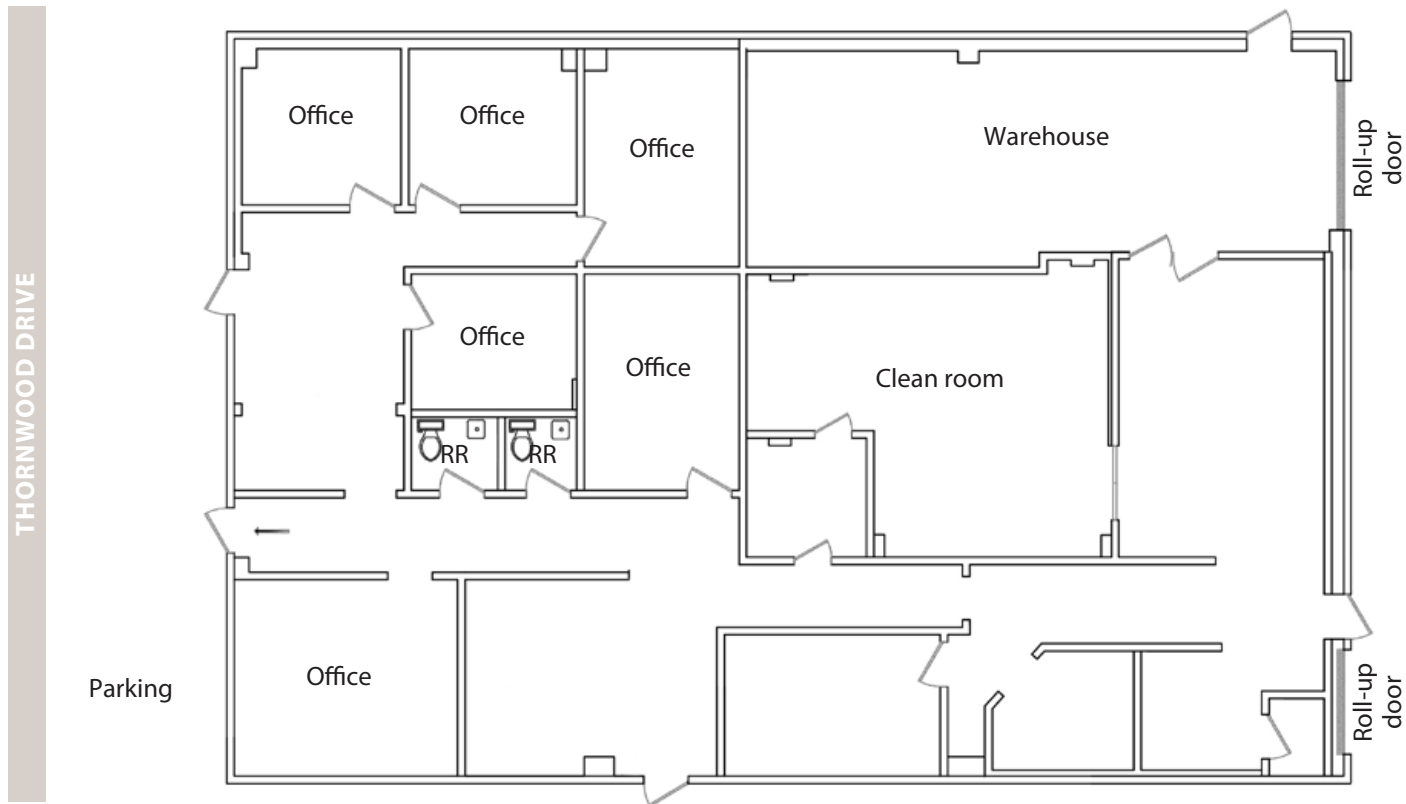
- Two ground-level roll up doors
- 800 amps of 3 Phase power
- Approximately 500 SF of “clean” assembly space
- Approximately 1,000 SF of lab area
- Approximately 1,000 SF of shipping/receiving and warehouse space
- Breakroom/Kitchen
- HVAC throughout (except for the warehouse area)
- Plumbed for a water treatment system
- One restroom

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5734 Thornwood Dr — Floor Plan and Details



- Two ground-level roll up doors
- Class 10,000 clean room of approximately 500 SF
- Six private offices
- Approximately 1,000 SF of shipping/receiving and warehouse space
- 400 amps of 3 Phase power
- HVAC throughout (except for the warehouse area)
- Two restrooms

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