

FOR LEASE

85 Industrial Way, Suite A, Buellton, CA | Industrial/Office Building | ±10,275 SF



PACIFICA
COMMERCIAL REALTY

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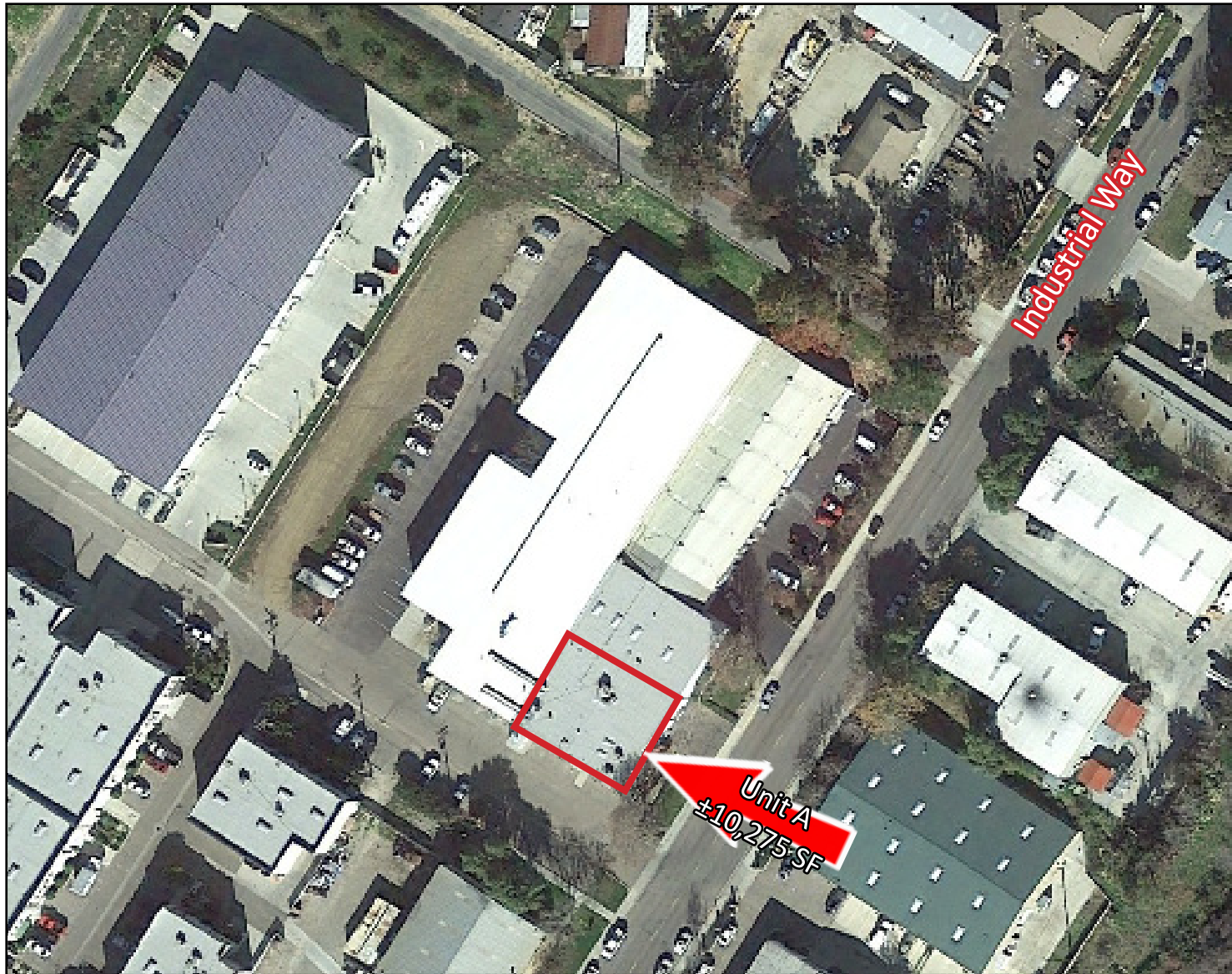
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2520 Professional Parkway, Santa Maria, CA 93455 • Office: (805) 928-2800 Fax: (805) 349-9375 • www.PacificaSantaMaria.com

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.

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Unique 2-Story industrial/office building located on “Industrial Way” in Buellton. Currently the space is configured with a former “clean” room, reception area and small warehouse space on the ground floor. The 2nd floor has additional office space and a 2-bedroom residential apartment. Space could be reconfigured for a variety of uses. Industrial Way is home to many wineries, breweries, and other light industrial uses.

Lease Details

- Lease Rate: \$1.25/SF/Month, NNN
- Estimated NNN: \$0.11/SF/Month
- Term: 3-5 Years

Property Details

- Available Size: ±10,275 SF (Suite A)
- Zoning: “M” (Industrial)
- Construction Type: Concrete Block & Wood
- Restrooms: Yes, internal
- Sprinklered: Yes
- HVAC: Yes
- Parking: Private lot & street
- Roll-up Doors: Yes, One (1) 10’ x 12’ door
- Electrical Power: Ample, 3-Phase



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