

FOR LEASE

85 Industrial Way, Suites F & G, Buellton, CA | Industrial/Office Building | ±2,000 - 2,500 SF



PACIFICA
COMMERCIAL REALTY

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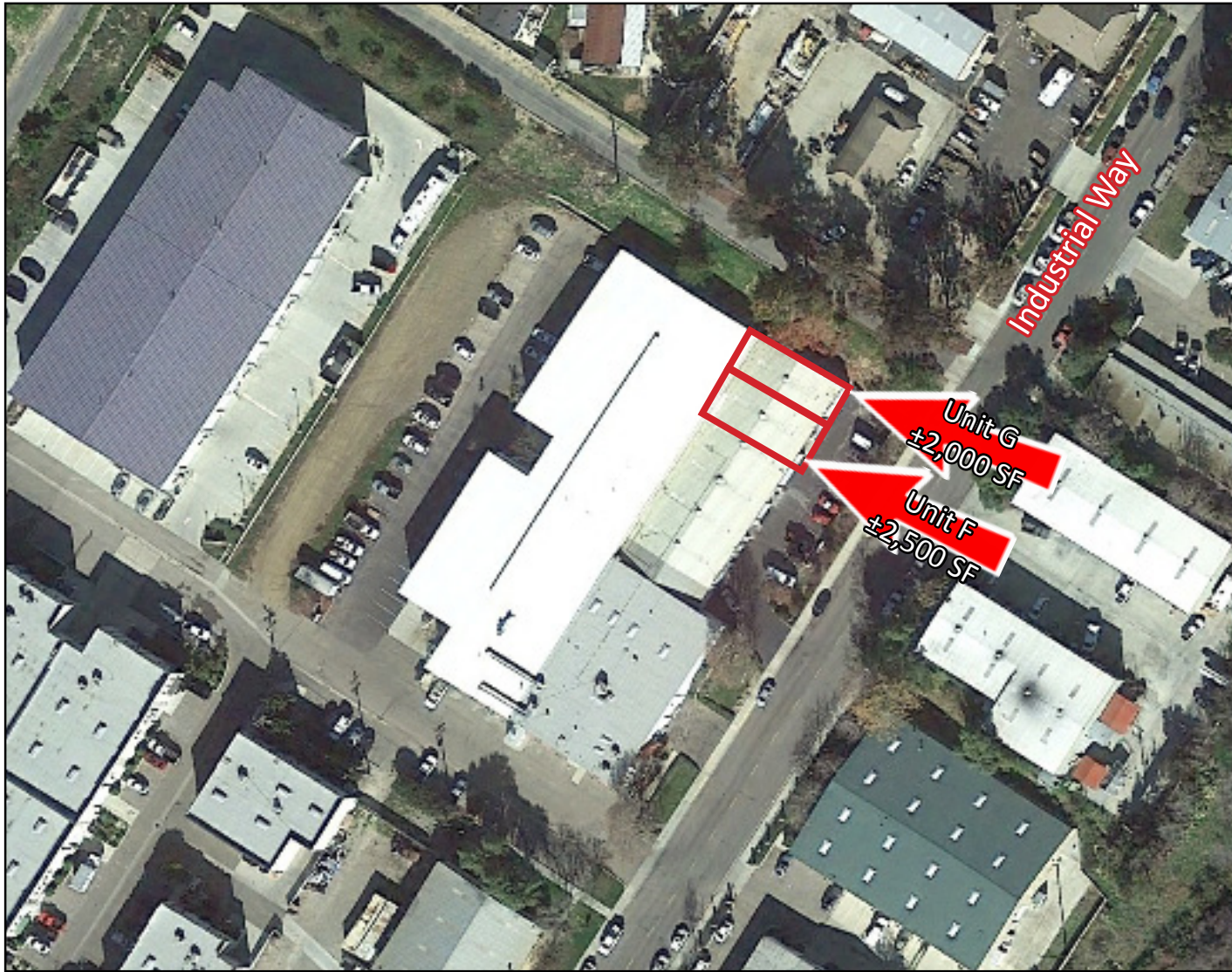
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2520 Professional Parkway, Santa Maria, CA 93455 • Office: (805) 928-2800 Fax: (805) 349-9375 • www.PacificaSantaMaria.com

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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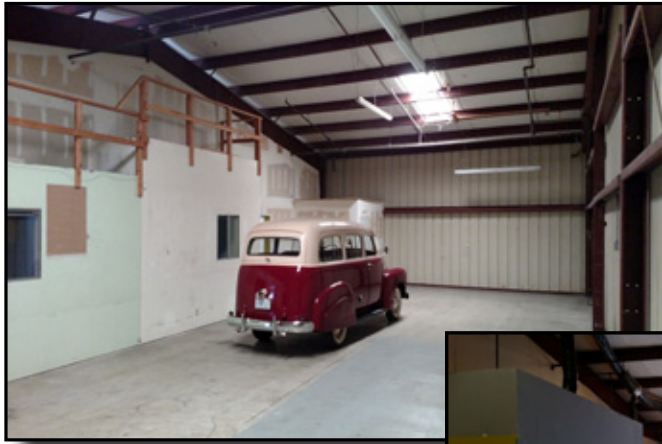
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Two (2) prime industrial park spaces located on "Industrial Way" in Buellton. Spaces can be leased separately or together with a maximum of ±4,500 square feet if leased together. Each space has office build-out with Suite F having potentially six (6) separate offices. If suite G is leased separately the offices will need reconfiguration. Industrial Way is home to many wineries, breweries and other light industrial uses.

Lease Details

- Lease Rate: \$0.85/SF/Month, NNN (Yrs. 1 & 2)
- Estimated NNN: \$0.11/SF/Month
- Term: 3-5 Years

Property Details

- Available Sizes:
 - ±2,000 SF (Suite G)
 - ±2,500 SF (Suite F)
- Zoning: "M" (Industrial)
- Construction Type: Metal
- Restrooms: Yes, internal
- Sprinklered: Yes
- Roll-up Doors: Yes, One (1) 10' x 12' door per unit
- Electrical Power: 200 Amps, 3-Phase
- Clear Height: Max. 22' at peak



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