

FOR SALE



400 E. GUTIERREZ ST. • SANTA BARBARA

DESCRIPTION

Rare opportunity to purchase an industrial property in downtown Santa Barbara. There are two contiguous buildings, the front is approximately 5,300 SF and the rear is approximately 4,336 SF totaling 9,636 SF front to back. There are three tenants in place, one of which will be vacating 4,333 SF on June 1, 2017. The other two tenants could either stay for an investment purchase or vacate for an owner/user. The building is built out for office use, with 4,333 SF nearest Gutierrez Street (vacating June 1) being a state of the art recording studio. There is a portion of the rear of the building that is warehouse space. Removing office build out would allow for a free span industrial space with ceiling heights from 12-17 feet. The property sits at the corner of Gutierrez and the Laguna Street 101 off ramp offering great drive by exposure. There is a small parking area at the rear of the building, a portion of which is encumbered by an easement.

BUILDING DETAILS

Address: 400 E. Gutierrez

HVAC: Yes

Price: \$4,100,000

Restrooms: 5

Type: Industrial/Office

Commercial Door: One tilt up

Building Size: Approx. 9,636 SF

Zoning: M-1

Lot Size: Approx. 11,797

APN: 031-343-001

Sprinklers: Yes

CSO: 2.5%