

# FOR LEASE ±20,794SF INDUSTRIAL/WAREHOUSE/OFFICE

5756 THORNWOOD DR. | GOLETA, CA 93117



This versatile ±20,794 SF industrial building, located in the M-1 zone, has 5 ground-level roll-up doors and 18 foot clear height. With limited industrial product on the South Coast, this building has the ability to accommodate shipping and distribution as well as industrial uses typical of the M-1 zone. The property has been renovated with new roof, warehouse has been gutted and is wide open. Offices have been re-done and the building has been painted.

Lease Rate	• \$1.35/SF NNN (\$0.38)
Building Size	• Total: ±20,794 SF
Total Office Area	• ±5,421 SF
Tenant Expenses	• Utilities, Insurance and NNN
Year Built	• 1983
Zoning	• M-1
Parking	• Approx. 45 Spaces (2.16/1,000)
Warehouse Clear Height	• Approx. 18'
Roll-Up Doors	• 5 Ground Level
Restrooms	• Private
Available	• Immediately, subject to termination of existing lease.
CSO	• 3%

*The information provided here 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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## PROPERTY PHOTOS



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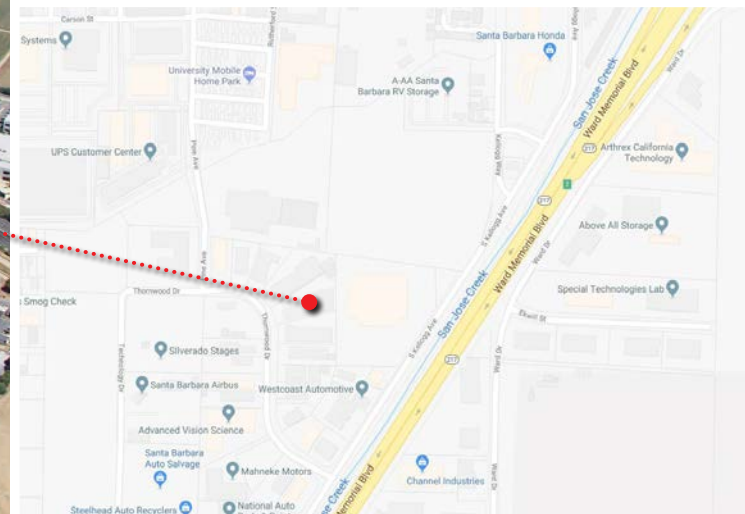
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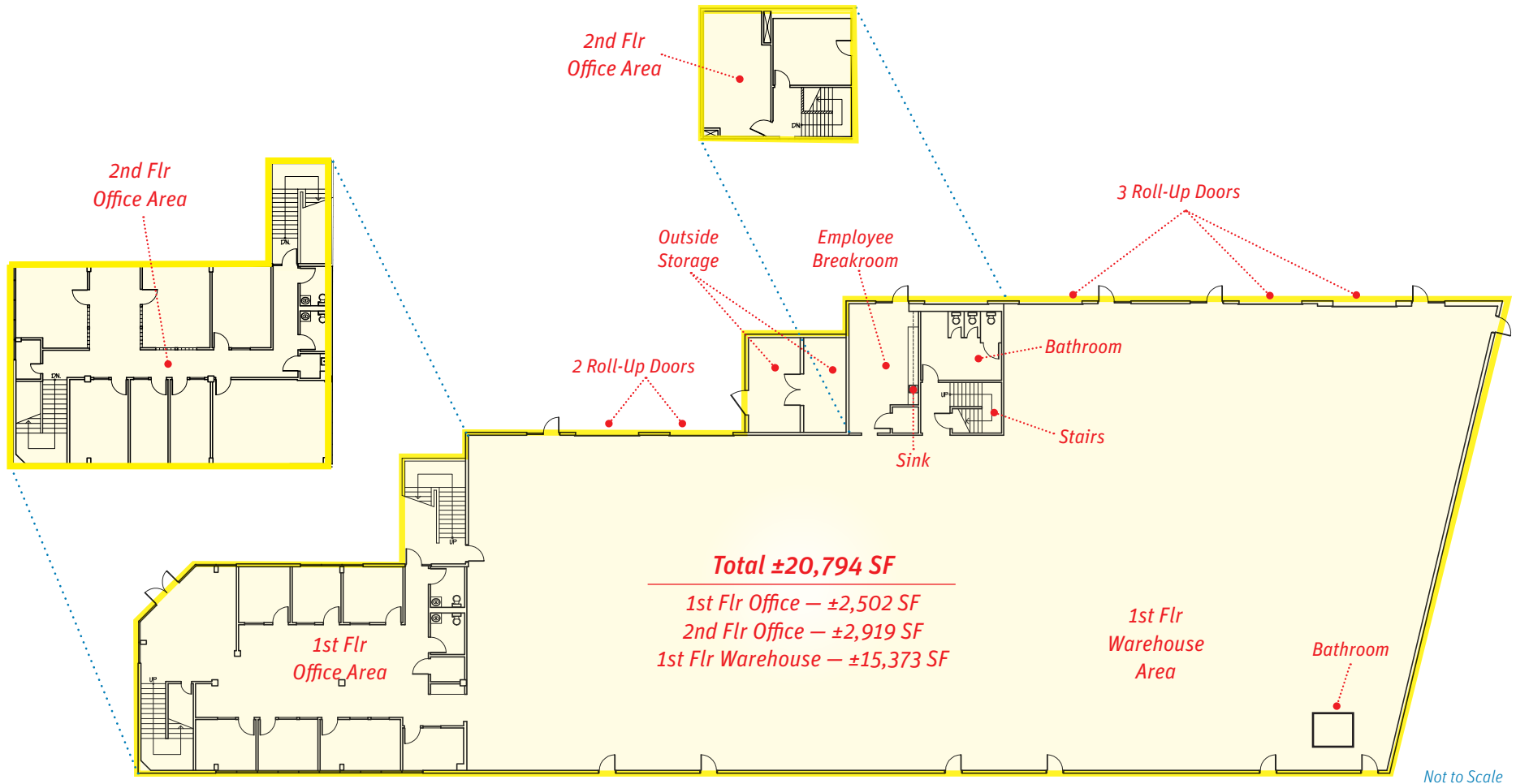




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## FLOOR PLAN | ±20,794 SF (FIRST & SECOND FLOORS)



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