

**POSSIBLE WINE OR
CRAFT BEER USE**



FOR LEASE

760 McMurray Rd, Buellton, CA | Flexible Office/Warehouse Space | 13,251 SF

*Experience. Integrity. Trust.
Since 1993*

Michael Martz, MBA, CCIM
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222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

Property Overview

This extensively remodeled, flexible building is ideal for office/R&D use by high tech, engineering, design, or manufacturing. The space features two kitchen areas, ample parking, and multiple built-in clean rooms. With 20-foot ceilings in the warehouse, the building could be reconfigured to suit retail uses in the beer or wine industries.



Size:	Ground Floor	10,146 SF
	Second Floor	3,105 SF
	Total	13,251 SF

Building is potentially divisible - call for details

Rate:	\$1.25 Gross
Available:	June 1, 2016
Term:	3 - 5 years
Restrooms:	2 sets men's and women's (recently remodeled and ADA compliant)
Parking:	36 common spaces, plus street parking
HVAC:	Throughout (call for warehouse)
Zoning:	C-5 (Commercial Service)
Year Built:	2003 with significant interior improvements in the past 5 years
Sprinklers:	Throughout
To Show:	Call listing agent

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Current Floor Plan



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Photos



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