

# FOR SALE



**Price Reduced by \$250,000**

## 6382 Rose Lane, Carpinteria, CA

**Comments:** This approximately 39,125 square foot office/R&D building provides for great corporate identity and the ability to accommodate a variety of tenants. Front offices have mountain/orchard views and the R&D/Industrial space has up to 1800 amps of power and 50 skylights throughout the building. This property is in the heart of Carpinteria's office/R&D community and enjoys convenient access to Highway 101 and downtown Carpinteria retail amenities. Showers in the restrooms allow for tenants to exercise before work or at lunchtime.

**Property is also available for Lease. Contact Listing Agents for Separate Property Brochure.**

### Approx. 39,125 Square Foot Office/Industrial Building

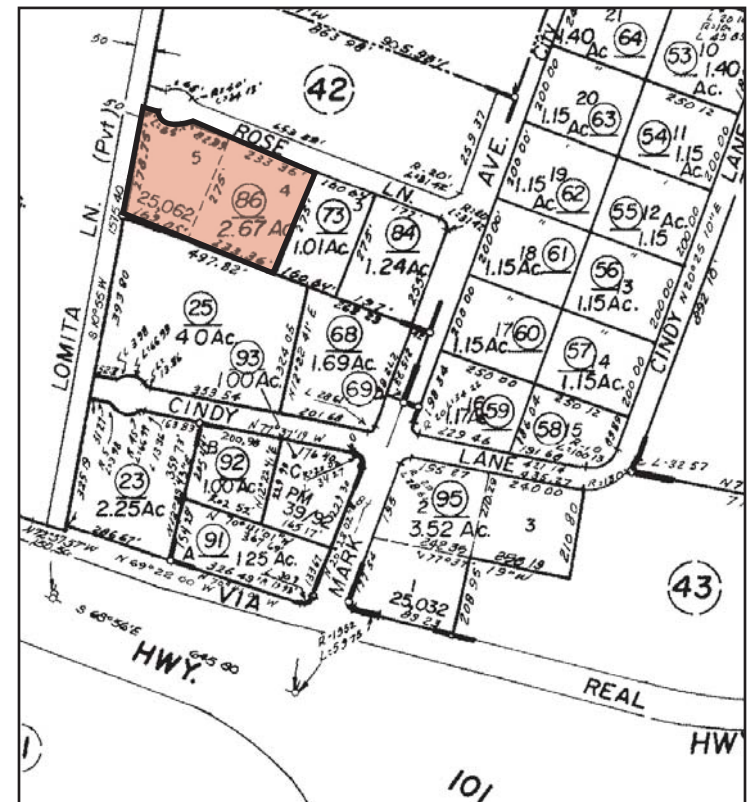
<b>Price:</b> \$4,250,000	<b>H.V.A.C.:</b> Currently Distributed to the Entire Building
<b>Price/SF Bldg.:</b> \$109/SF	<b>Sprinklers:</b> Throughout the building
<b>Bldg. Size:</b> Approx. 39,125 Square Feet	<b>Security System:</b> Yes
<b>Land Size:</b> 2.67 Acre (116,305 SF)	<b>Skylights:</b> Approx. 50
<b>Price/SF Land:</b> \$36.54	<b>Roll Up Doors:</b> Four Ground Level
<b>Parking:</b> 95 Spaces (2.4/1,000)	<b>To Show:</b> Call Listing Agent
<b>Zoning:</b> MR-P	<b>CSO:</b> 2.5%
<b>Power:</b> 1800 Amps	
<b>Ceilings:</b> 15' to Ceiling, 12' to Beam	



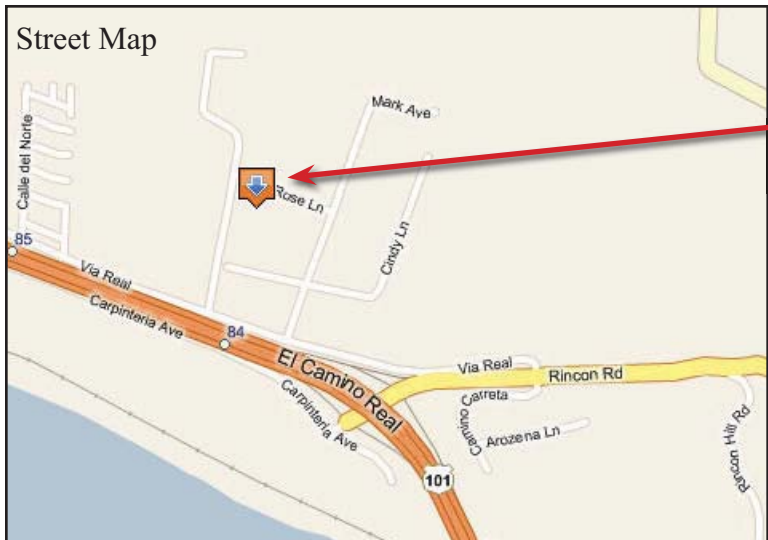
Aerial Map



Plat Map



Street Map



**Subject Property**

*Interior & Exterior Photos*



