

111 E Haley St
SANTA BARBARA, CA

PROMINENT SIGNAGE
ROLL-UP DOOR
SECURE, GATED PARKING



For Sale | Industrial/Office Property with Commercial Kitchen | **3,718 SF**

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Liam Murphy, CCIM
805.898.4385
liam@hayescommercial.com
lic. 01439777

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PROPERTY SUMMARY

This industrial property has previously operated as a commercial kitchen, with key infrastructure remaining: a range hood, grease interceptor, floor drains, three compartment sinks, two walk-in coolers, and one walk-in freezer. The next owner can take advantage of the existing kitchen infrastructure or remove mezzanine space to create an open warehouse to accommodate a range of light-industrial uses. Complementing the kitchen is a suite of private offices, a conference room, and break room, plus gated parking and a spacious storage area with a roll-up door. Prominent building signage visible from Haley Street.

Type	Industrial/office/commercial kitchen
Building Size	3,718 SF (plus 482 SF mezzanine)
Land Size	8,276 SF
APN	031-201-018
Price	\$2,695,000
Zoning	C-M
Occupancy	Will be delivered vacant
Traffic Count	8,220 CPD (at Haley and Anacapa)
Parking	8 spaces
Restrooms	3 (1 with shower)
Ceilings	18' in kitchen
HVAC	Yes, in office
Loading	1 grade level roll-up 10'x10' door
To Show	Call listing agent



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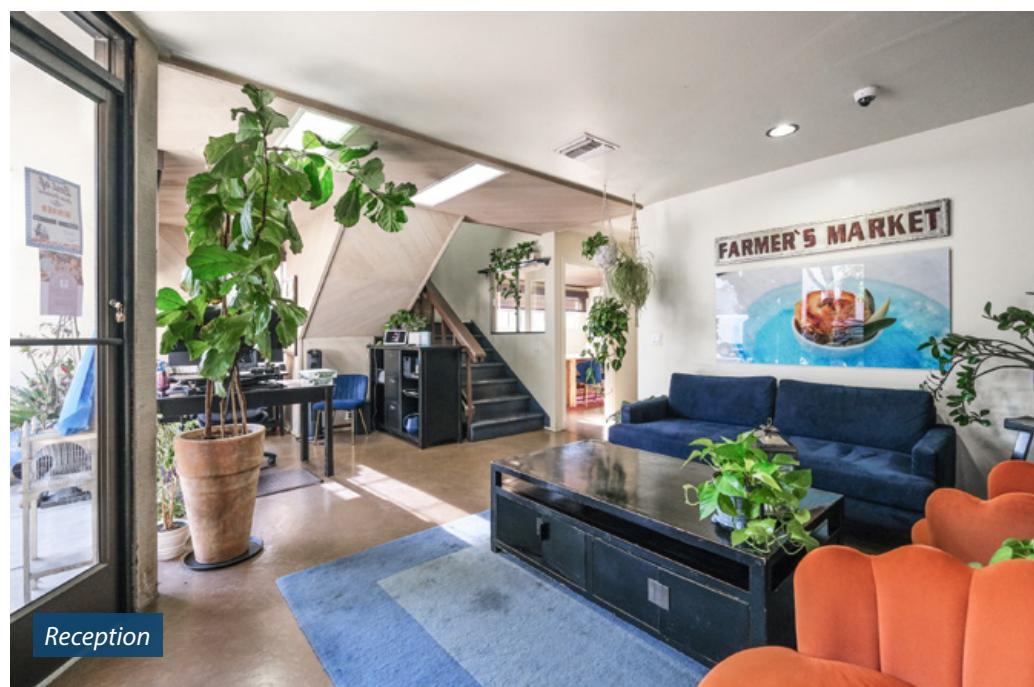
Second Floor Office



Bathroom



First Floor Office



Reception

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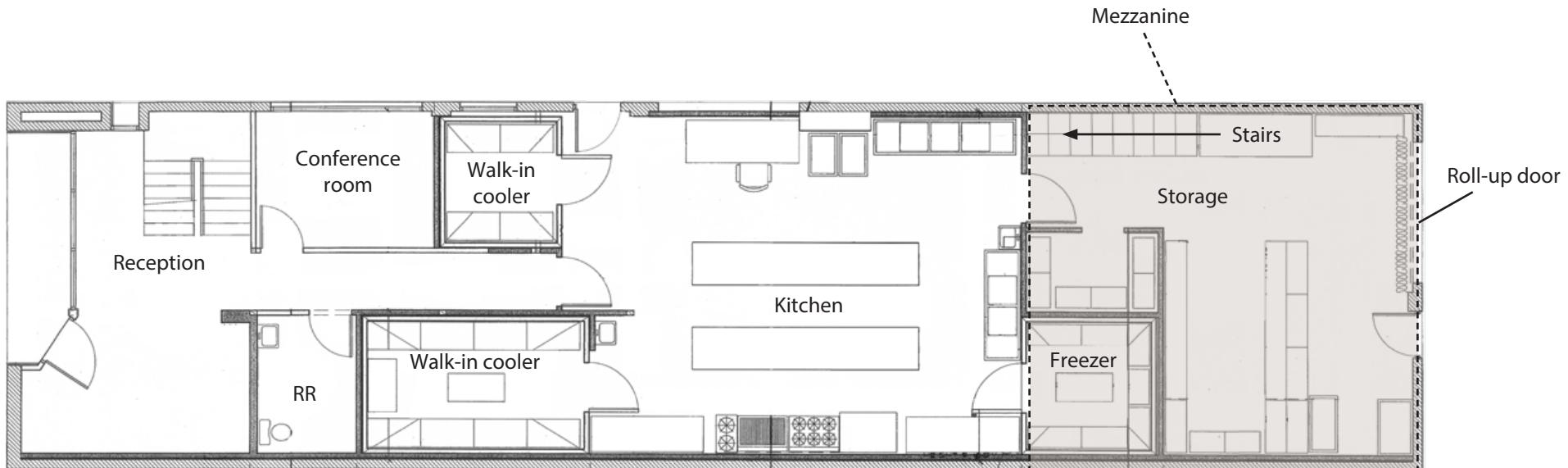
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FIRST FLOOR PLAN



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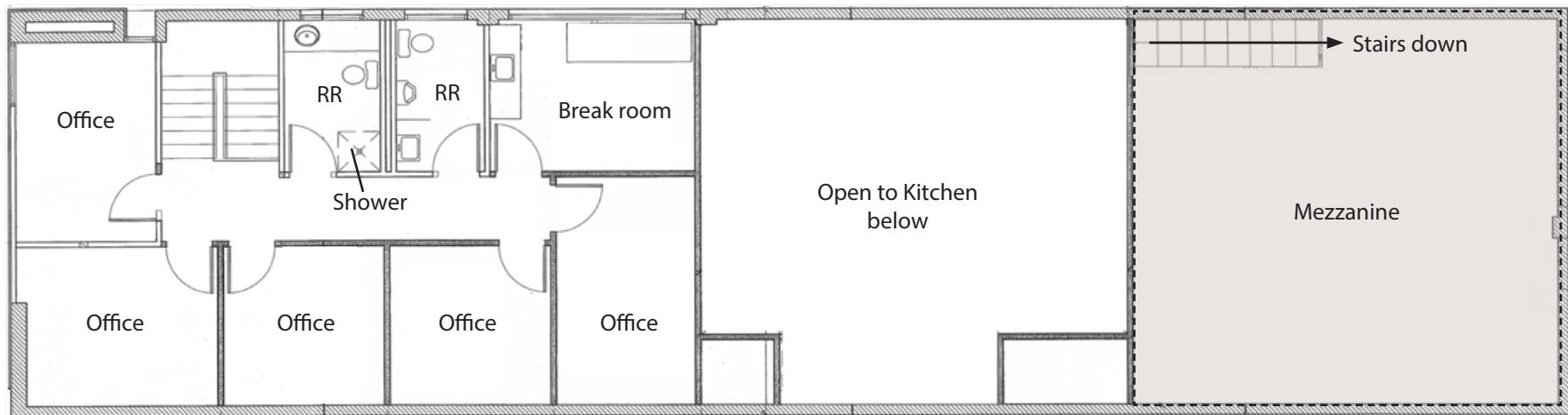
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SECOND FLOOR PLAN



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AREA OVERVIEW



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