

FOR LEASE

±8,200 SF Office/Industrial condo
with high-bay warehouse



6383-B
ROSE LANE
CARPINTERIA
CALIFORNIA
93013

PRESENTED BY

MIKE CHENOWETH

805.879.9608

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CA LIC. 01213196



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One of the larger of the condominium units in the Layette Business Park, this space features a flexible build-out. Approximately 1/4 of the space consists of front office area including reception, private offices, cubicle area, restrooms and break area, with floor-to-ceiling windows providing a good amount of natural light. The remaining 3/4 of the space is high-bay manufacturing/warehouse, with an extended dock design allowing for excellent truck access of ingress and egress. A fork lift ramp allows for ground floor access to the 12' x 12' roll up doors. CSO 3%. Contact Listing Agent to show.

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Size	±8,200 SF
Lease Rate	\$1.45/SF Modified Gross
Deposit	Security, first months rent
Tenant Expenses	Insurance, Utilities
Term	5 Years
Parking	10 Spaces
Restrooms	Two, one with shower
Roll-Up Doors	One, 12' x 12' dock high
HVAC	Heat only
Ceiling Height	±18' in warehouse
Available	April 1, 2026
Zoning	MR-P
CSO	3%

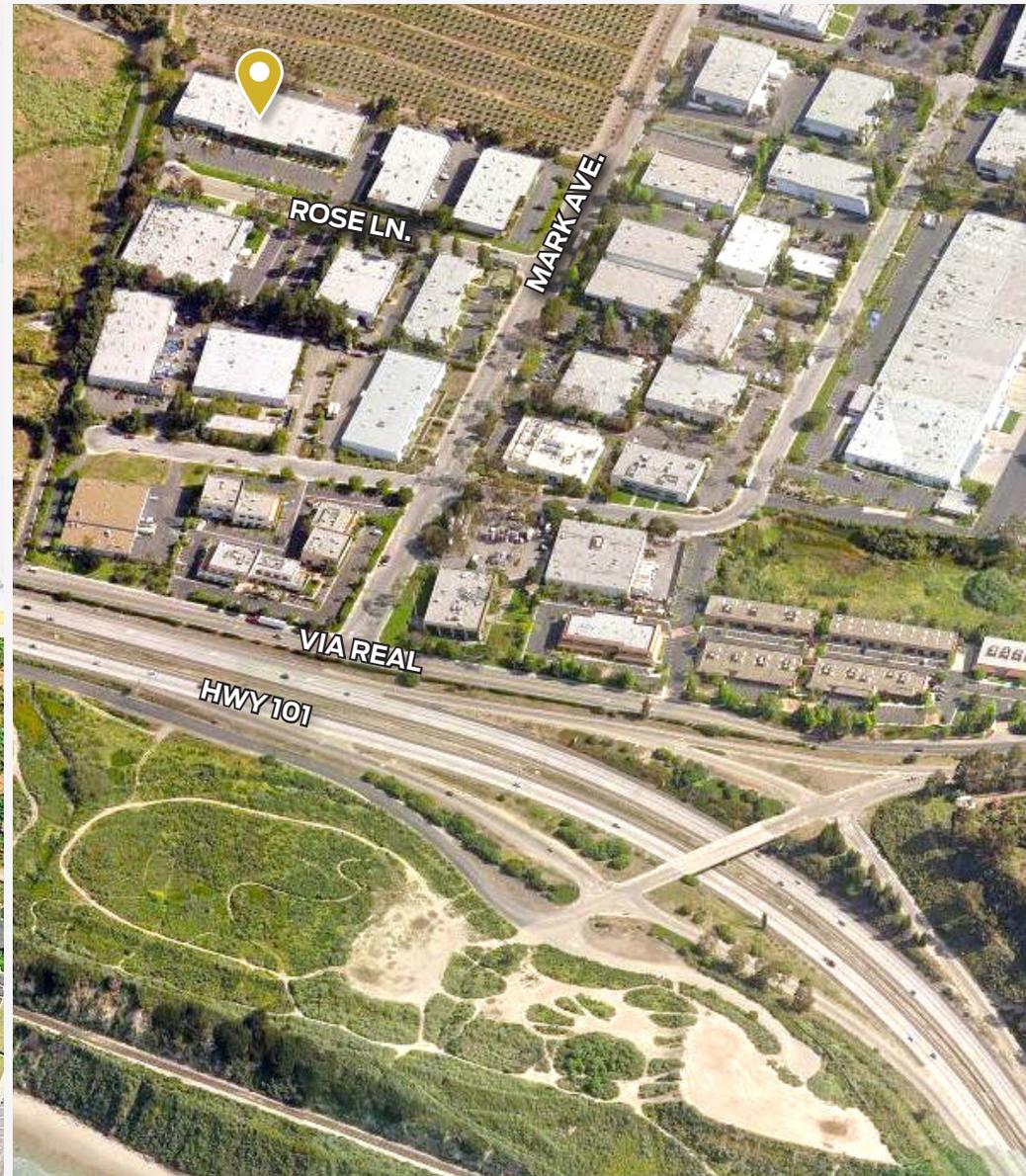


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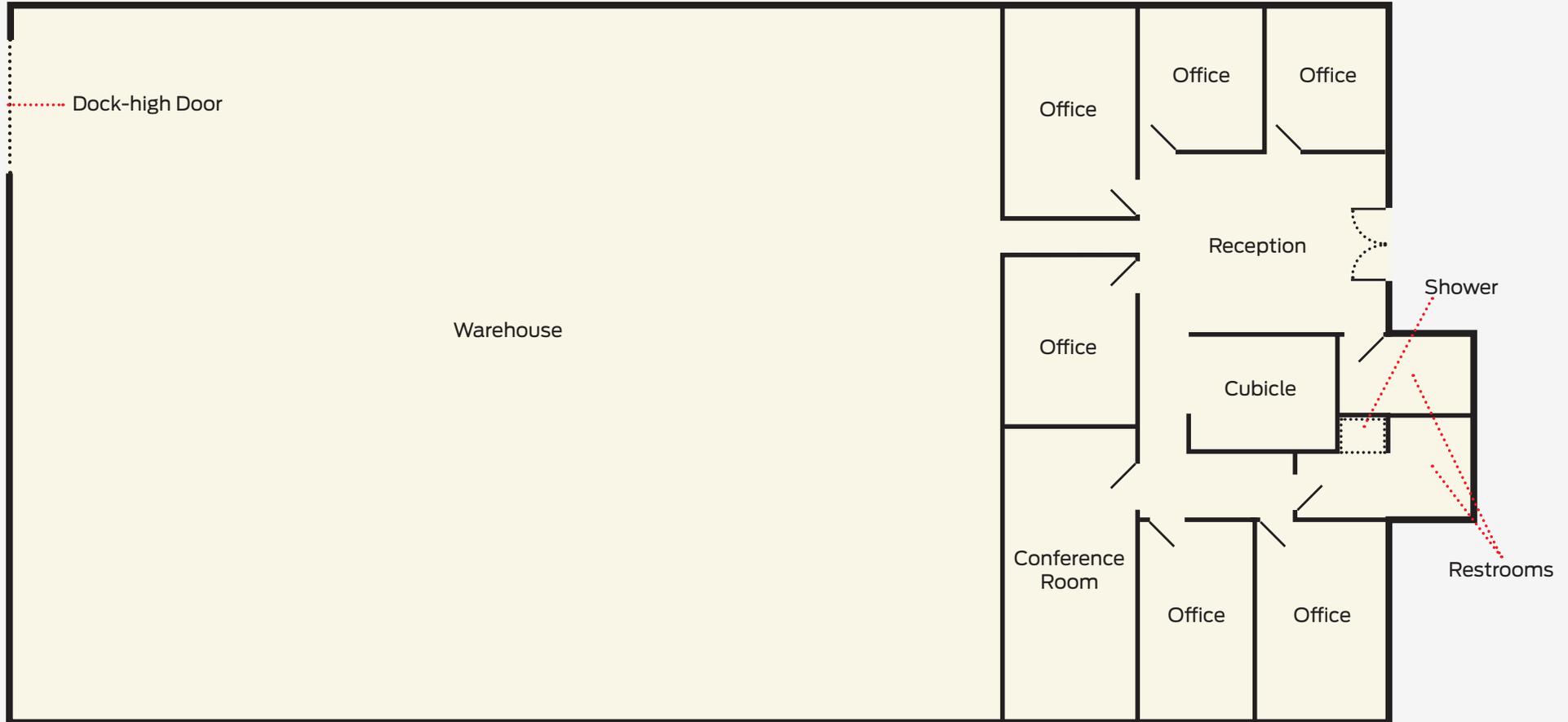
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Floor Plan



Not to scale

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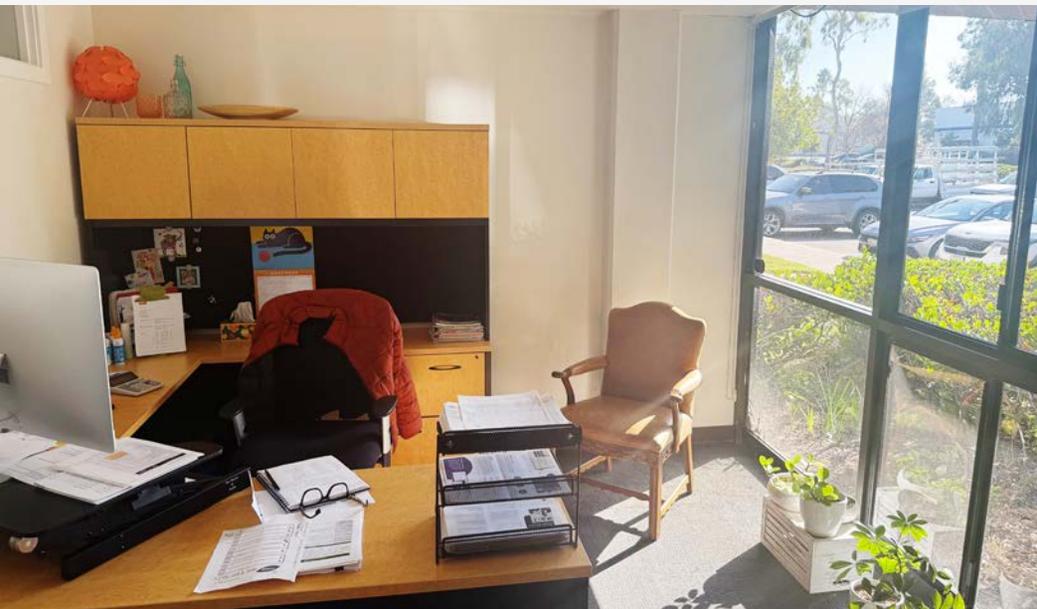
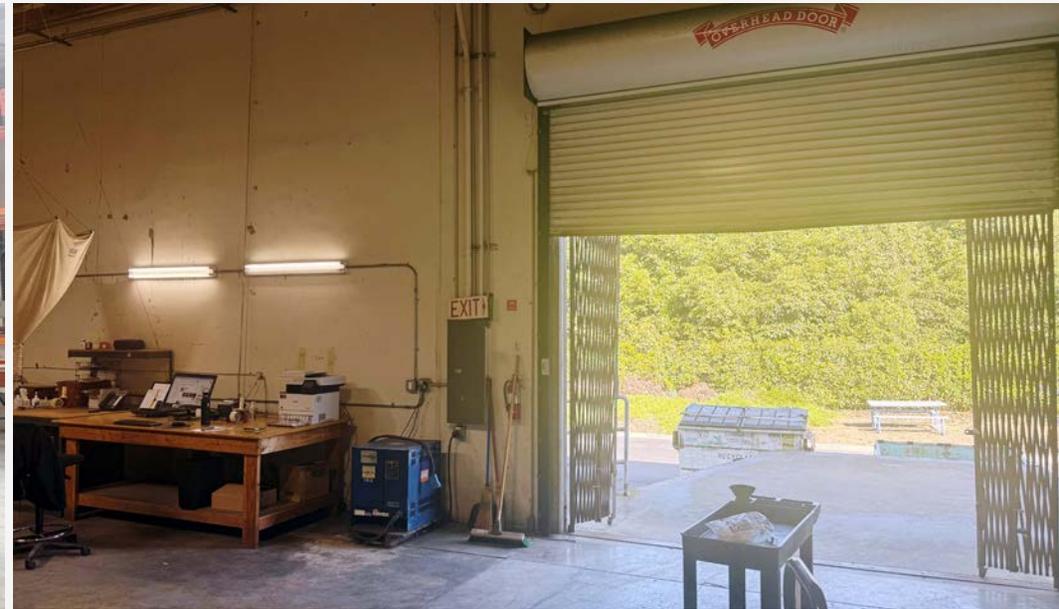
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MARKET OVERVIEW



CARPINTERIA: CENTRAL LOCATION, SUNSHINE & GOOD COMPANY

Carpinteria is known as one of California's friendliest coastal communities, just 12 miles south of Santa Barbara and 15 miles north of Ventura along US Hwy 101. The Santa Barbara Airport is also a convenient 15 minute drive from downtown Carpinteria. Immediately to the north of Carpinteria lie foothills and a mountain range. Between the foothills and the populated area of the city is a thriving agricultural zone.

Carpinteria is notable for its pristine beaches, fields of flowers and orchards, and community events such as the Avocado Festival. The city is famous for its laid-back, friendly atmosphere where surfers, commuters, youth, and visitors enjoy a wide variety of downtown shopping, dining and recreational activity.

In fact, an array of top tier companies and tech corporations have been drawn to Carpinteria's cool breezes and ready access to skilled employees from throughout California's Central Coast, including as a home, including Microsoft/LinkedIn, NUSIL and ProCore, to name a few.

"Top 14 Unsung Beach Towns"

Sunset
MAGAZINE

