



OFFICE/WAREHOUSE FOR LEASE

±4,000 SF warehouse & ±2,450 SF office space
on approximately one acre with vineyard & mountain
views of the Santa Ynez Valley

\$1.85/SF Modified Gross



910 AIRPORT RD.

SANTA YNEZ • CALIFORNIA 93460

PRESENTED BY

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NOW AVAILABLE FOR LEASE • Nearly a full acre of improved land with a brand-new ±4,000 SF warehouse featuring three (3) ±12' tall roll-up doors with ±2,450 SF existing office building. The property offers ±11,000 SF of dedicated paved yard with vineyard and mountain views suitable for large vehicle parking, fleet operations, or equipment staging, along with an additional ±3,000 SF of flat, usable outdoor space, ideal for a garden, outdoor picnic area, or employee fitness and wellness zone, possibly even a putting green. The office component features a large conference room, several large office spaces (that could potentially be used for overnight employees), two additional restrooms, creating a rare work environment that blends operational efficiency with the scenic character of the Santa Ynez Valley.

This highly versatile property is well suited for winery operations and tasting room, light manufacturing, contractors yard, creative industrial, fitness facility, car collectors or clubs, or event rental operators seeking a premier North County location.

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FOR LEASE

Approximately One (1) Acre of Usable Land.
 ±4,000 SF Warehouse w/ Three 12' Roll-up Doors.
 ±2,450 SF Office Space in The Santa Ynez Valley.

Leasing Specifics

Lease Rate	\$11,932.50/month (\$1.85/SF Modified Gross)
Sizes	±1 AC highly improved Commercial Land w/ vineyard & mountain views includes: ±4,000 SF BRAND NEW Warehouse with three (3) 12' roll-up doors, shower rooms, one (1) restroom & small kitchen. ±2,450 SF fully built-out office space & large conference room with brand new ceiling tiles. Bonus space includes: ±11,000 SF of paved yard area overlooking vineyards. And ±3,300 SF of level dirt great for an outdoor employee picnic area, fitness equipment, putting green or garden.
Tenant Expenses	All utilities including but not limited to electric, trash, WiFi, water, phone, gardener, and interior maintenance.
Deposit	One months rent
Term	5–10 Years
Date Available	Immediately
Year Built	New warehouse with shower rooms, kitchen & one (1) new ADA restroom.
Restrooms	Four (4) total including two (2) private shower stalls, plus washer & dryer hook-ups.
Power	Electric 3-Phase
Roll-up Doors	Three (3) 12 ft. High Roll-up Doors
Parking	Nine (9) On-site Spaces + 1 ADA Space
CSO	3%





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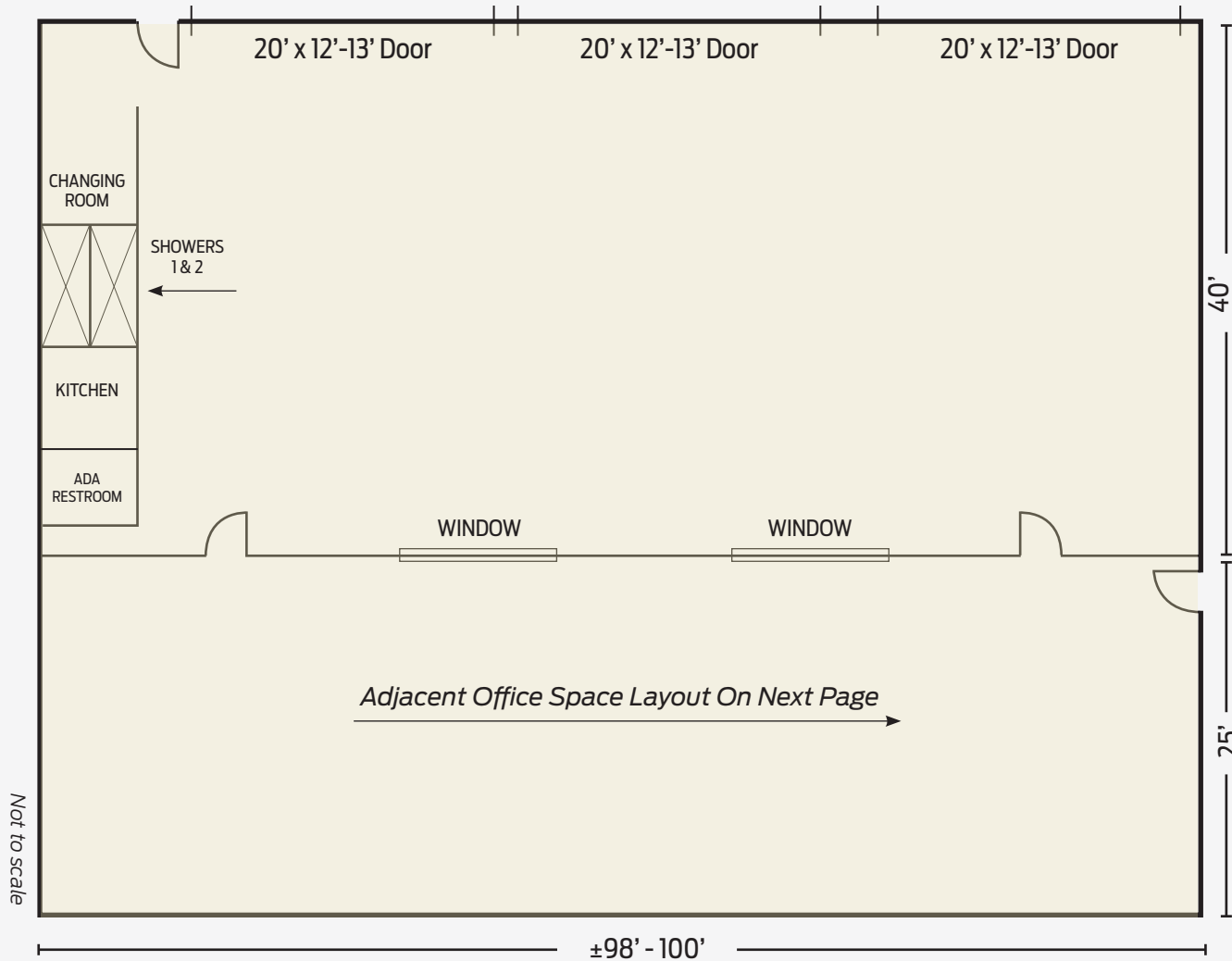
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Site Plan



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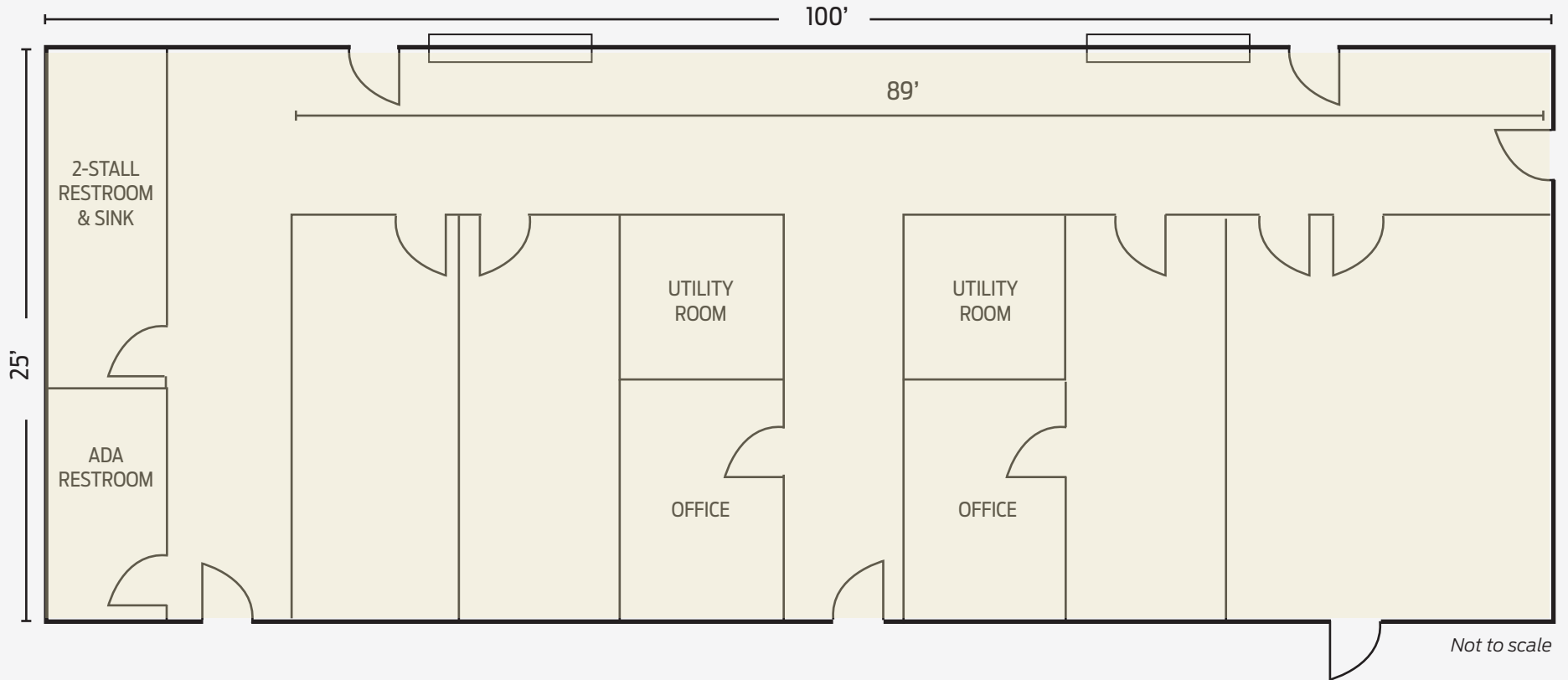


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Floor Plan | Office Portion Of The Building: ±2,450 SF



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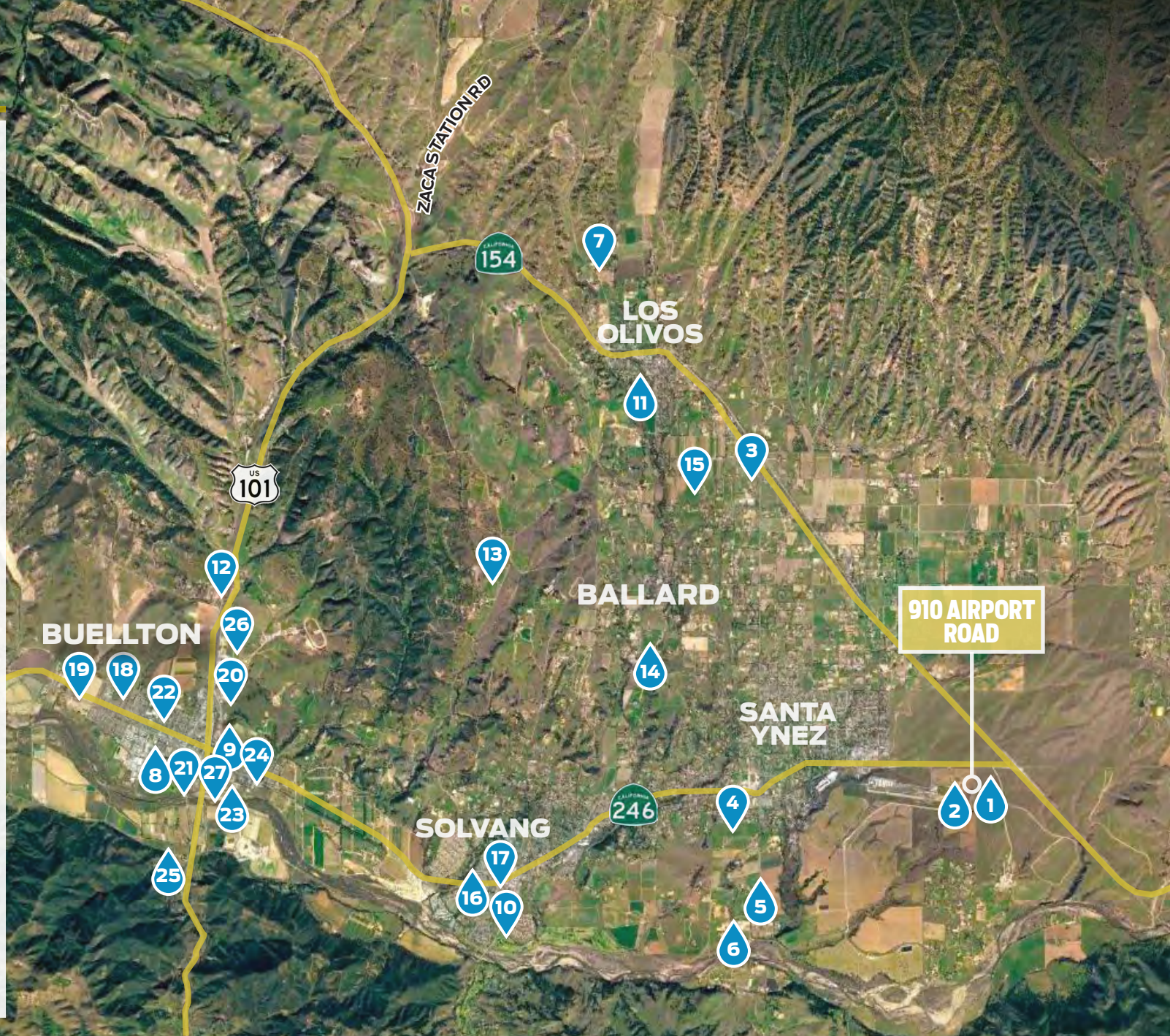


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Surrounding Area

- 1 Gainey Vineyard & Tasting Room
- 2 County Fire Station 32
- 3 Roblar Winery & Vineyards
- 4 Brave & Maiden Estate
- 5 Kalyra Winery
- 6 Sunstone Winery
- 7 Petros Winery
- 8 Industrial Eats
- 9 Hampton Inn & Suites
- 10 River Course At Alisal
- 11 Los Olivos Wine Merchant & Cafe
- 12 The Tavern at Zaca Creek
- 13 Rusack Vineyards
- 14 Rideau Vineyard
- 15 Beckman Vineyards
- 16 Succulent Cafe
- 17 peasants FEAST
- 18 Oak Valley Elementary School
- 19 Brick Barn Wine Estate
- 20 Firestone Walker Brewing Co.
- 21 Zaca Creek Golf Course
- 22 Jonata Middle School
- 23 Albertsons
- 24 Hitching Post 2
- 25 Lavender Oak Vineyard
- 26 Dragonette Cellars
- 27 Ellen's Danish Pancake House



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SANTA YNEZ VALLEY

GOLDEN VINEYARD WINE COUNTRY

The great wide open countryside of the Santa Ynez Valley is located 30 minutes north of Santa Barbara and nestled between the Santa Ynez and Santa Rafael Mountains. Numerous world-renowned wineries and vineyards dot the landscape as well as horse and cattle ranches. In fact, the valley is recognized as the epicenter of California's multi-billion dollar equine industry. Other attractions include the Los Padres National Forest, Lake Cachuma, Old Mission Santa Inez, golf courses and the Santa Ynez Valley Historical Museum & Parks-Janeway Carriage House displaying old stagecoach relics from the valley's past. Six small towns are home to the region and include Ballard, the smallest and oldest community, Solvang, a charming Danish-American hamlet, the rapidly growing Buellton, the vintage chic community of Los Alamos, the laid-back wine tasting haven of Los Olivos, and the turn-of-the-20th-Century township of Santa Ynez.



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