



*J.R. Parrish*

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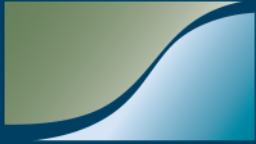
# FOR SALE LAND OPPORTUNITY



## 70, 85 NIELSON STREET - WATSONVILLE, CA

- 2 Parcels; 4.3 +/- usable acres
- Near Community Hospital
- Existing on and off site improvements
- Traffic count 16,000-20,000 CPD

- Zoned IP (Industrial Park)
  - 70 Nielson: 191,577 sf +/- APN 015-111-49
  - 85 Nielson: 5,489 sf +/- APN: 015-111-50
- Price: \$4.95 Million**



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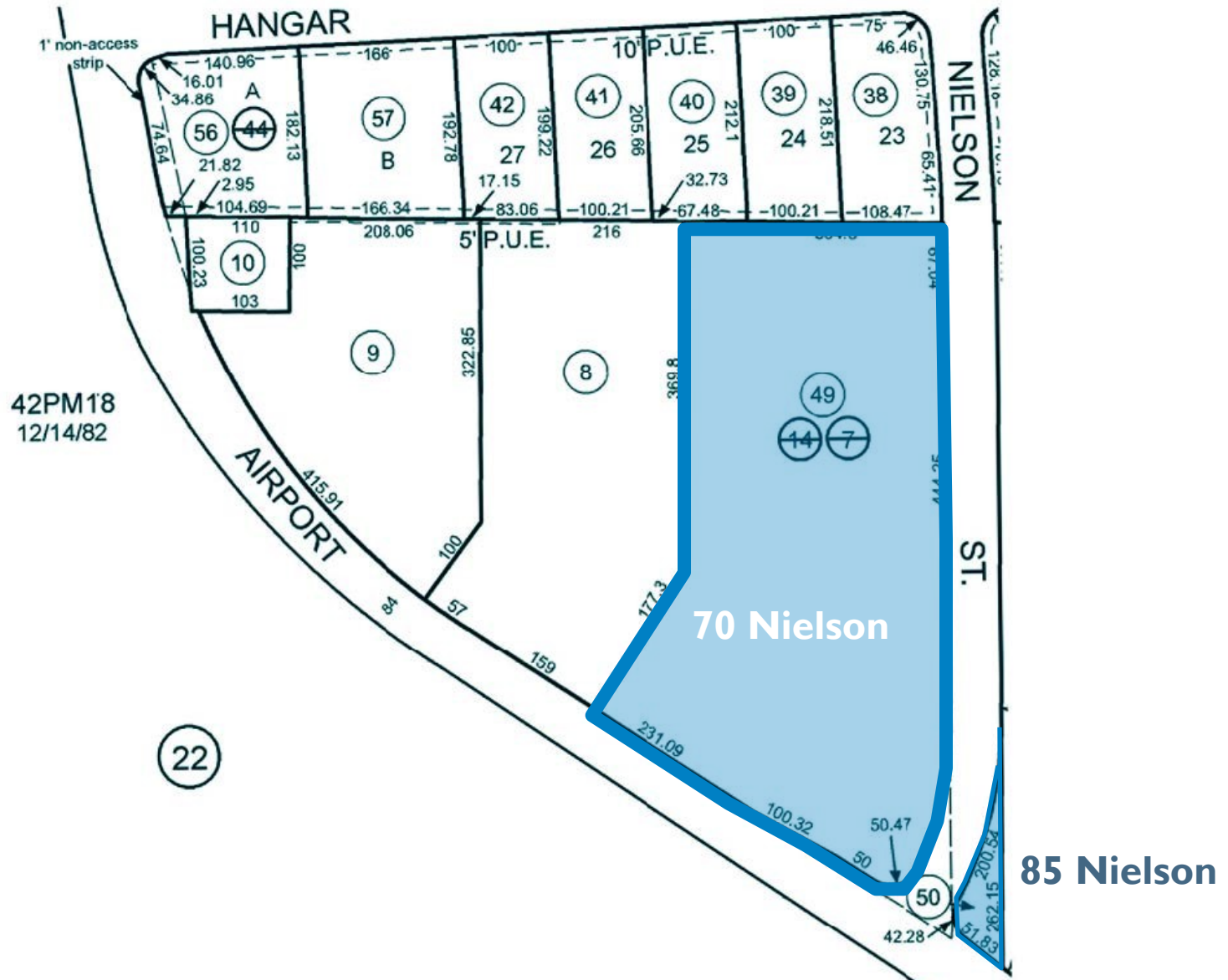
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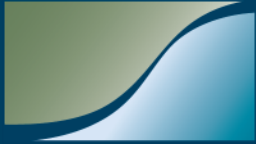
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# PARCEL MAP





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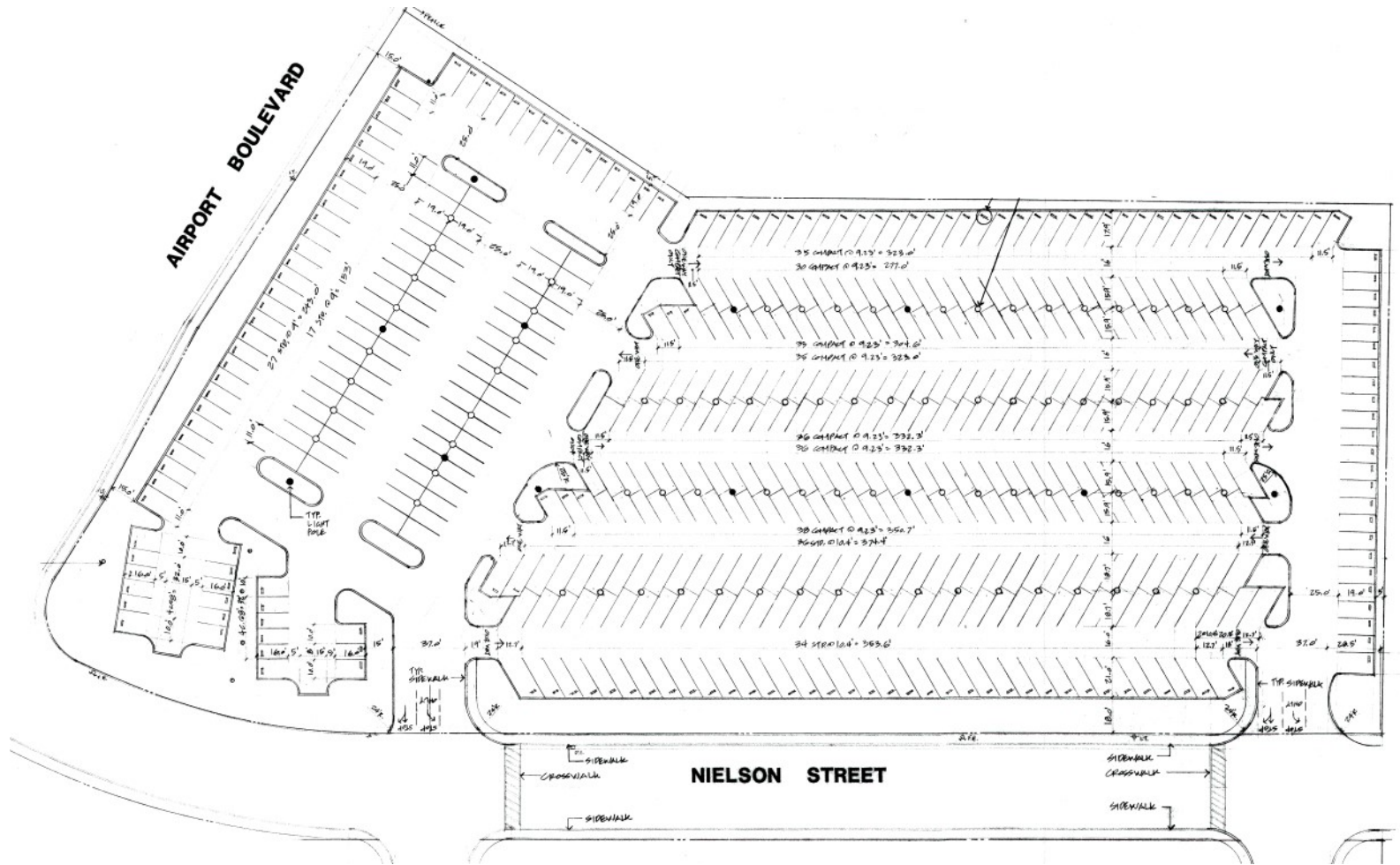
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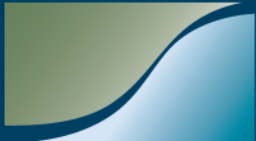
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# SITE PLAN





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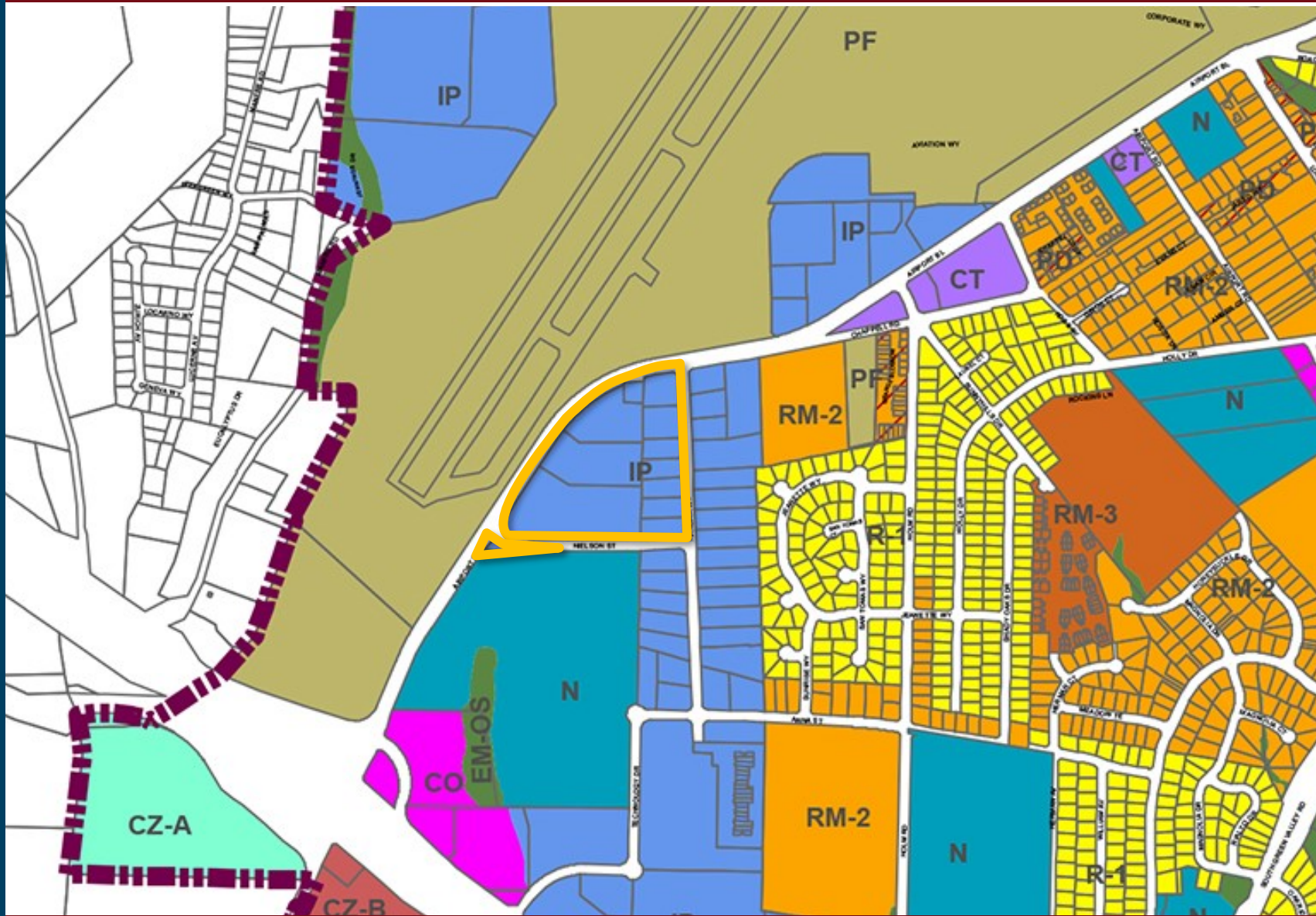
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## ZONING LANDSCAPE



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