



*J.R. Parrish*

COMMERCIAL REAL ESTATE

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# FOR SALE HARVEY WEST INDUSTRIAL



## 217, 221 ENCINAL STREET, SANTA CRUZ CA

- 2 parcels
  - 9,975sf land total
  - 3,458sf structures and covered area
  - Fenced yard
  - Walk to Costco
  - Convenient HWY I location
- \$1,550,000**



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## PHOTOS 217, 221 ENCINAL STREET



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## PROPERTY INFORMATION 217, 221 ENCINAL STREET

**APN** 001-045-13 (5,009sf)  
001-045-14 (4,966sf)  
9,975sf total land

**ZONING** IG (General Industrial)

**STRUCTURES** 2001sf Warehouse

- 2 roll ups
- Fire sprinklers
- 15' clear
- Slab foundation

675sf Metal Canopy

- Attached to warehouse

398sf Office

- Free standing
- Converted SFU

384sf Storage Shed

- Paint shed

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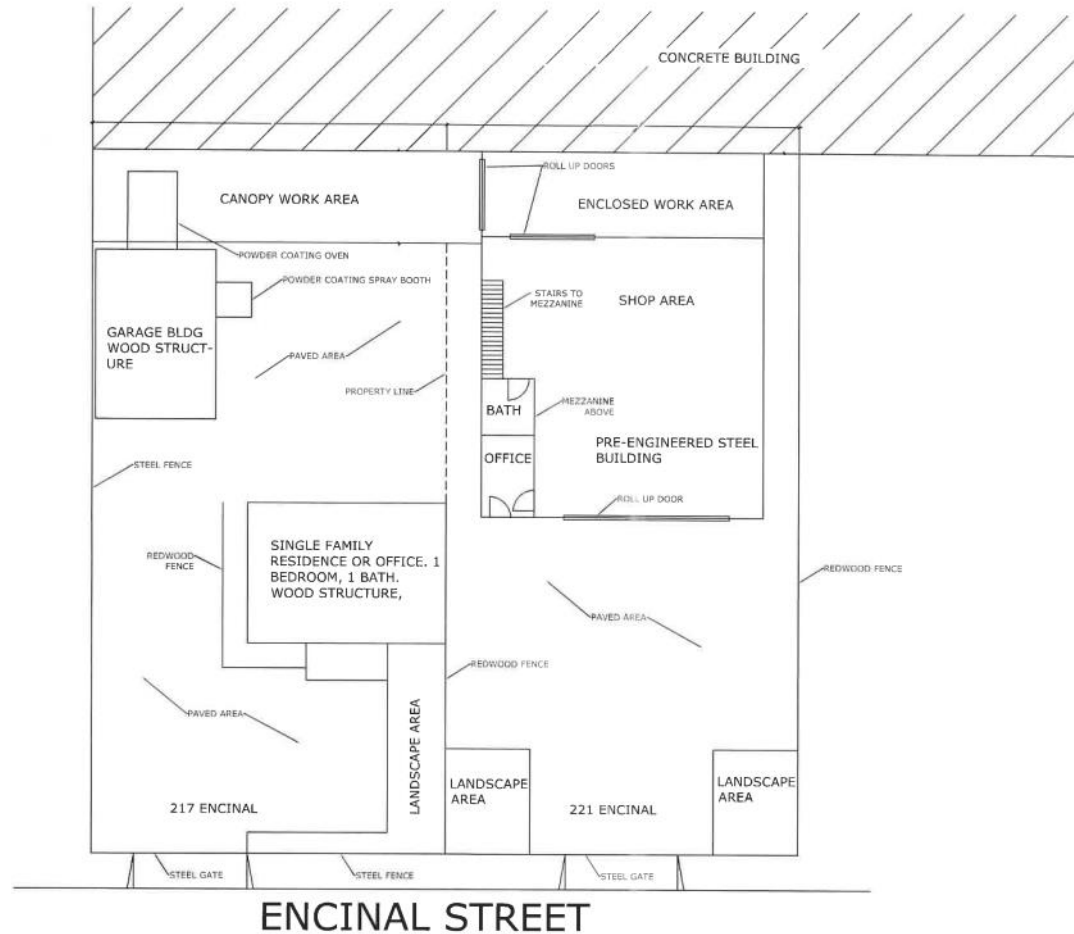
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# FLOORPLANS 217, 221 ENCINAL STREET



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# PARCEL MAP 217, 221 ENCINAL STREET



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## DISCLAIMER 217, 221 ENCINAL STREET

This brochure has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. In particular, J.R. Parrish has not made any investigation, and makes no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, J.R. Parrish has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel, building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines, only a surveyor can determine the actual boundary lines. If any of these issues are important to the Buyer's decision to purchase, then the Buyer should consider investigating the property independently.

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