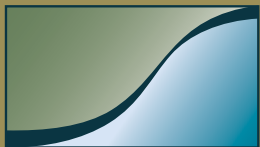


FOR SALE Industrial Warehouse/Cold Storage Facility

480 West Beach Street • Watsonville CA



J.R. Parrish

COMMERCIAL REAL ESTATE

For More Information Contact Exclusive Agent:

Gregg Walsh, SIOR

831.476.2222 Ext. 102

831.252.2585 Cell

gsw200@aol.com

DRE# 01013102

- ± 52,517 S.F. Total Building
- ± 17,135 S.F. Cold/Cooler Storage
- ± 35,382 S.F. Warehouse
- Zoned ("IG") General Industrial
- 14' to 20' Clear Height

- ± 1.93 Acre Parcel
- 955 AMPS, 480V, 3PH Electrical
- Owner User or Leased Investment
- Quick Access to Hwys 129 & 1

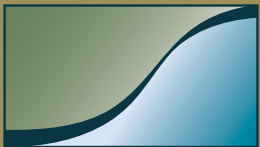
Sale Price: \$5,800,000

9000 SOQUEL AVE SUITE 200 SANTA CRUZ CA 95062 FAX 831.316.7988 www.jrparrish.com

CONFIDENTIALITY & DISCLAIMER 480 West Beach Steet • Watsonville CA

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**PROPERTY WALK-THROUGHS ARE TO BE CONDUCTED BY APPOINTMENT ONLY.
CONTACT GREGG WALSH FOR ADDITIONAL INFORMATION.**



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PROPERTY SUMMARY 480 West Beach Steet • Watsonville CA

APN: 018-311-12

ZONING: IG (Watsonville designation for General/Heavy Industrial)

PRICE PER SF: \$110/S.F.

CAPITALIZATION RATE: 7.7%

ROOF: Metal

FOUNDATION: Concrete

GRADE LEVEL ACCESS: Yes, Several Door Locations

FIRE SPRINKLERS: No

BUILDING 1:

Agricultural Cold/Cooler Storage

4 Separate Cold Storage Rooms

SQUARE FOOTAGE: ± 17,135 S.F.

CLEAR CEILING HEIGHT: ± 20'

CONSTRUCTION: Poured-in-Place Concrete

POWER: 375 Amps at 480 V, 3 PH

LEASE TERM: Month to Month

CURRENT ANNUAL INCOME: \$72,000 NNN*

BUILDING 2:

Warehouse/Industrial Space

4 Separate Grade Roll Up Doors

SQUARE FOOTAGE: ± 35,382 S.F.

CLEAR CEILING HEIGHT: ±14' to 16'

CONSTRUCTION: Wood Frame Clad with Steel Siding

POWER: 580 Amps at 480 V, 3 PH

LEASE TERM: 12/31/2024

CURRENT ANNUAL INCOME: \$373,654 NNN



*Current tenant will consider longer term.



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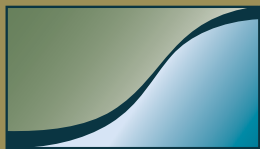
AERIAL SITE 480 West Beach Steet • Watsonville CA

20 Minutes North
to Santa Cruz

30 Minutes South
to Monterey



49 Minutes East to
San Jose via
Gilroy/Morgan Hill



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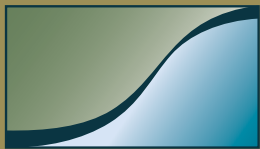
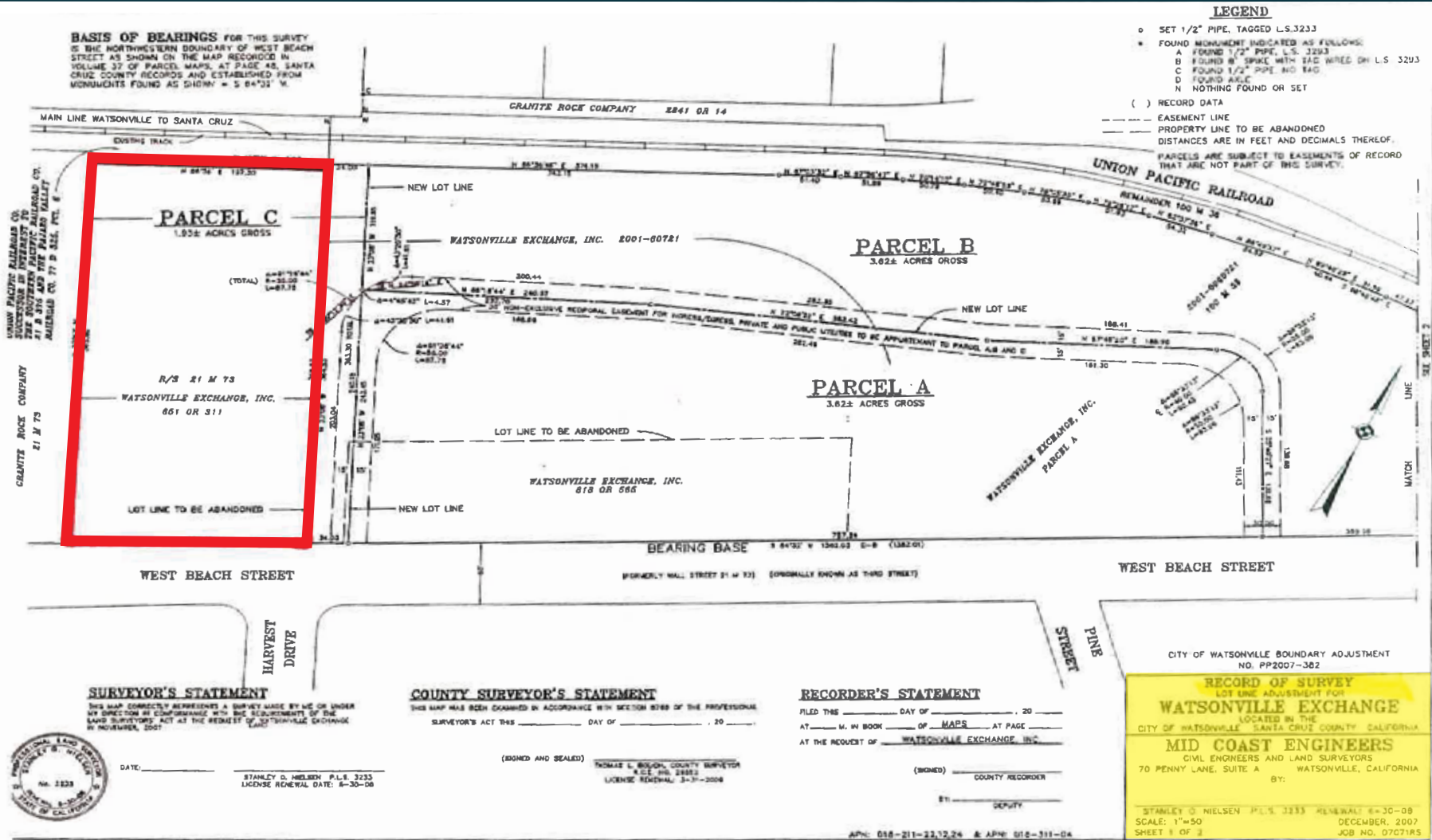
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PARCEL MAP 480 West Beach Street • Watsonville CA



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