



Airport Blvd. | Salinas, California

NEW INDUSTRIAL SPACE FOR LEASE | up to 132,660 sq. ft.
Immediately Adjacent to the Salinas Municipal Airport



For leasing information, please contact:

Greg Findley
Managing Director
+1 831 755 1639
greg.findley@cushwake.com
Lic. 01170453

Michael Bassetti
Director
+1 831 737 1124
michael.bassetti@cushwake.com
Lic. 01422049

 **CUSHMAN &
WAKEFIELD**

SWENSON


—Est. 1955—
BORELLI
INVESTMENT COMPANY



Property Description

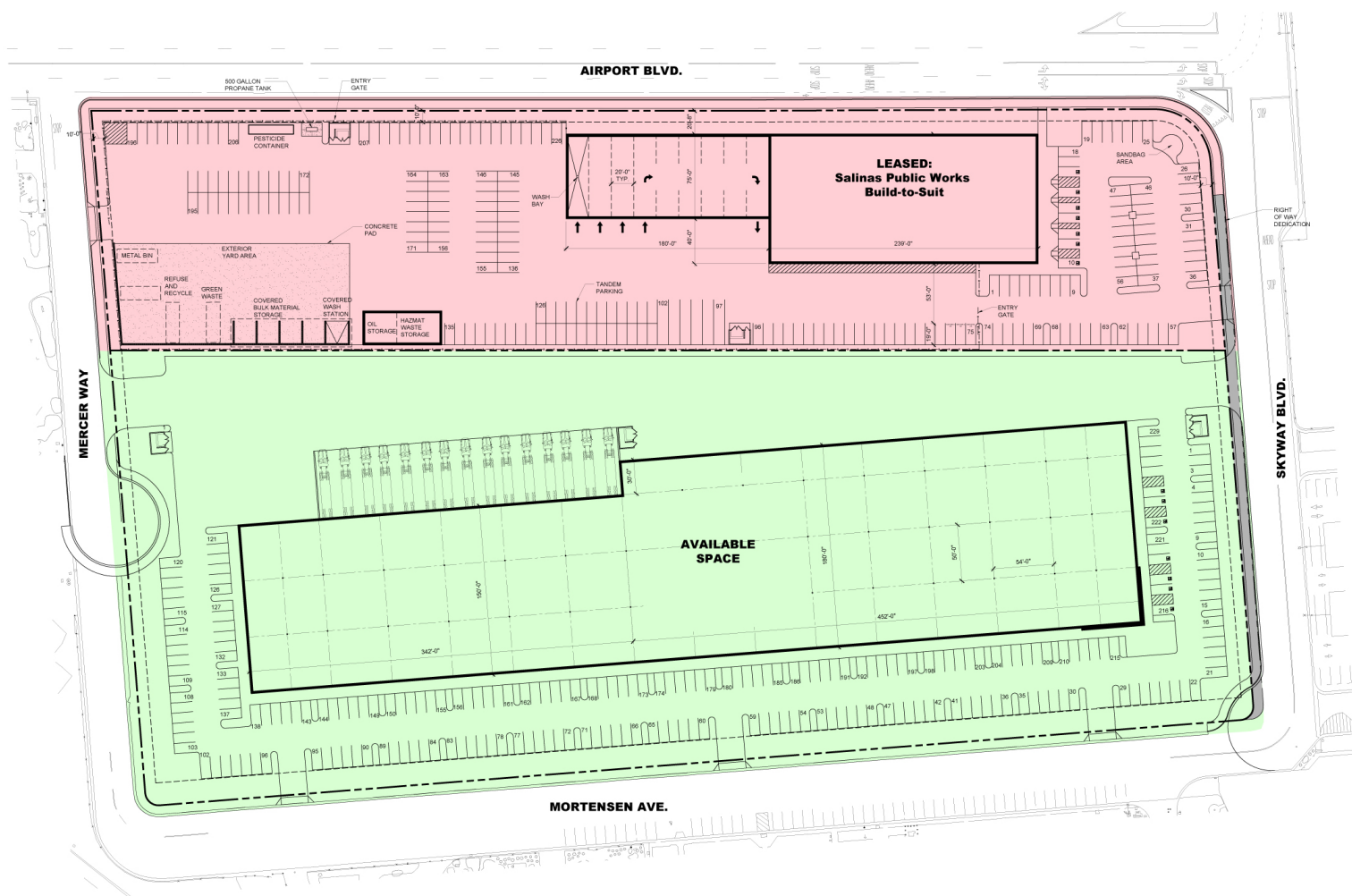
Salinas Business Park located immediately adjacent to the Salinas Municipal Airport, will be a state of the art warehouse/distribution center. The approximately 130,000 sq. ft. building will include 36 ft clear height, loading docs, 480V 3 phase power availability, and column spacing of 54' x 50' providing flexible unit sizes. Occupancy in 2023.

BUILDING FEATURES

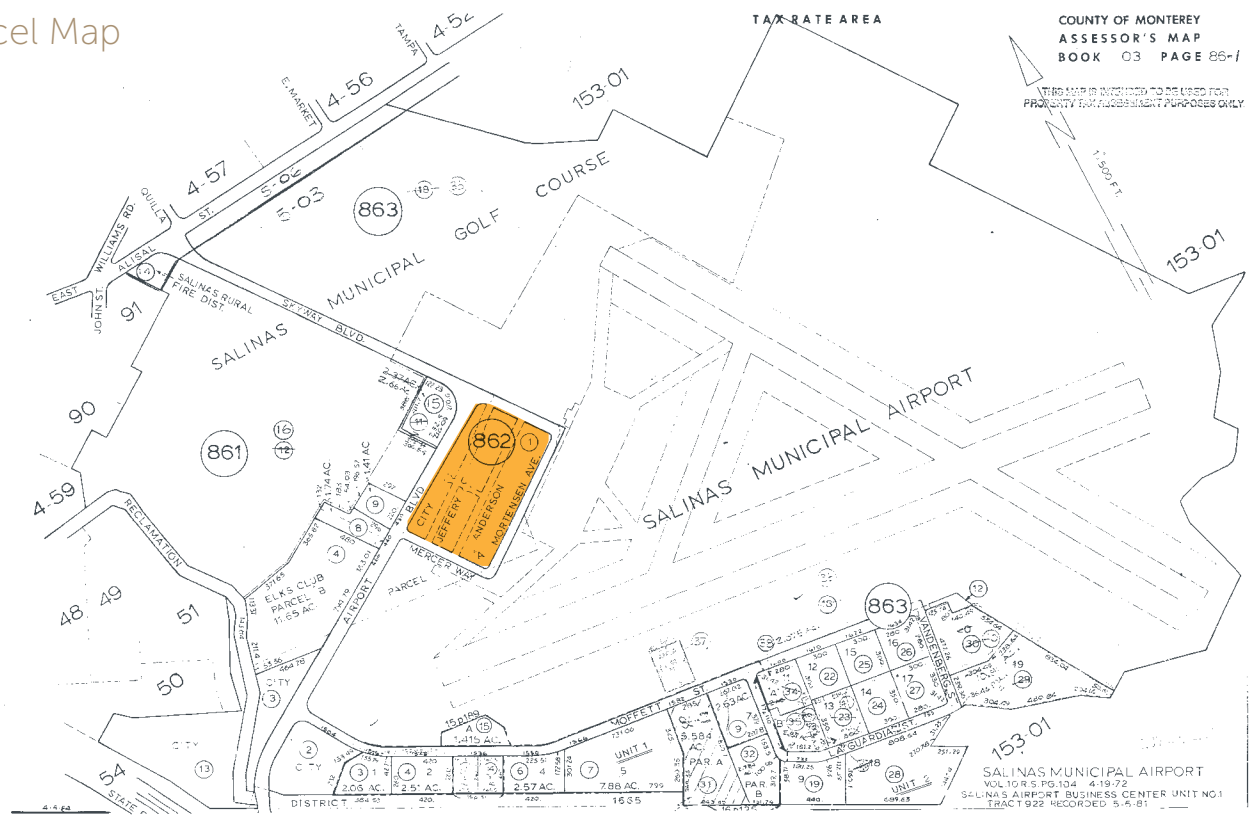
| | |
|--------------------|---|
| LOCATION | Airport Blvd, Salinas, CA |
| APN | 003-862-001 |
| BUILDING AREA | up to 132,660 sq. ft. |
| SITE AREA | approx. 8.31 acres |
| ACCESS | Direct access to Salinas Municipal Airport ramp |
| CEILING HEIGHT | 36' |
| CONSTRUCTION TYPE | Concrete tilt, column spacing 50x54 |
| DOCK DOORS | 9'x10' |
| GRADE LEVEL DOORS | 12'x14' |
| TI ALLOWANCE | \$5 PSF |
| TRUCK COURT | Minimum 113' |
| FIRE SPRINKLERS | ESFR |
| DESIRED TERM | 5-10 Years |
| ESTIMATED DELIVERY | Occupancy in 2023 |
| POWER | 480V, 3 Phase available |
| ASKING RENT | \$1.10 PSF NNN |



Site Plan



Parcel Map





STARBUCKS
HAMPTON INN

DENNY'S
CHEVRON
CARL'S JR.
MCDONALDS

101

183

DENNY'S - MOTEL 6
JACK IN THE BOX - 76 GAS
INNS OF CALIFORNIA

SALINAS
FAIRWAYS

HARTNELL
COLLEGE
ALISAL
CAMPUS

SALINAS MUNICIPAL
AIRPORT

SUBWAY
PILOT TRUCK STOP
ARCO AM/PM
7 ELEVEN

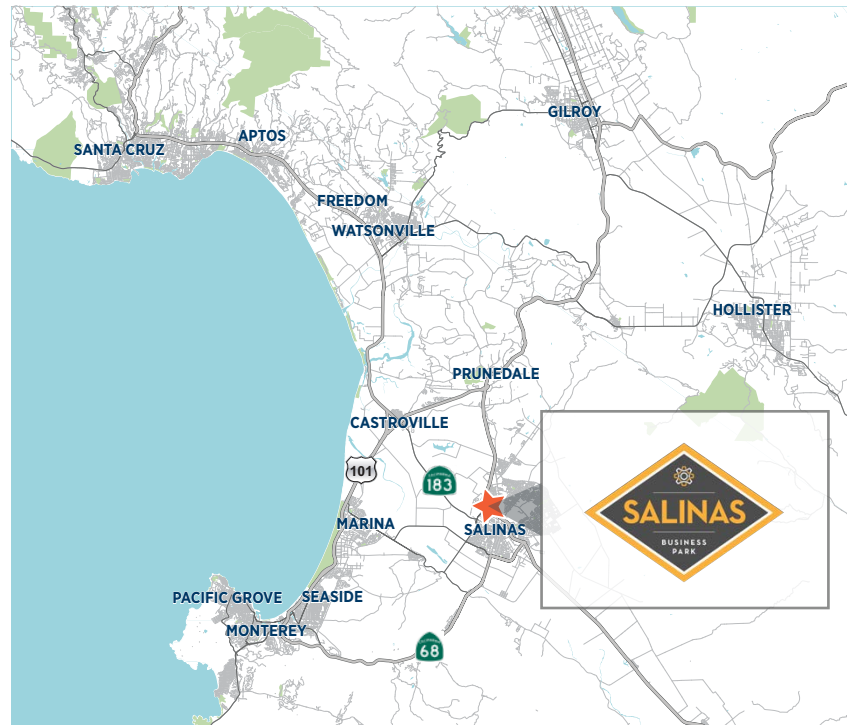


Location Highlights

- The City of Salinas is located along Highway 101 at the North end of the Salinas Valley. The Monterey Peninsula is 15 miles away, Santa Cruz is 37 miles, and South Bay Area is 40 miles.
- Situated in the "Central Coast" region of California which includes the Monterey Peninsula.
- The property is adjacent to Highway 68 and Highway 101.

Infrastructure

- Salinas is accessed by Highway 101, Highway 183, and Highway 68.
- Highway 101 passes north/south through the city and provides direct access to the Bay Area.
- Highway 183 connects the City of Salinas with the community of Castroville and Santa Cruz.
- Highway 68 connects Salinas to the Monterey Peninsula.
- Rail service is nearby on Union Pacific's main line, connecting to shipping in the San Francisco Bay Area to destinations worldwide.
- Twelve major commercial trucking terminals and 18 additional carriers serve the Salinas Valley.
- More than 1,000 trucks per day export produce during peak season.



Greg Findley

Managing Director
+1 831 755 1639
greg.findley@cushwake.com
Lic. 01170453

Michael Bassetti

Director
+1 831 737 1124
michael.bassetti@cushwake.com
Lic. 01422049

CUSHMAN & WAKEFIELD

1 Lower Ragsdale Drive, Bldg 1, Suite 100
Monterey, CA 93940

www.cushmanwakefield.com