

**FOR SALE**  
**Free Standing Light Industrial Building**  
**308 Salinas Rd, Pajaro (Monterey County)**  
**\$748,000**



- **SALINAS RD. FRONTAGE. EASY ACCESS TO WATSONVILLE AND AREA HIGHWAYS**
- **5795 SQ. FT.+/- (INCLUDING 600 SQ. FT. +/- OF USEABLE MEZZANINE)**
- **TWO LARGE ROLL-UP DOORS**
- **APPROXIMATELY 600 SQ. FT OF HARD WALLED OFFICE AND CONFERENCE AREA. TWO RESTROOMS: ONE WITH SHOWER**
- **FENCED, SECURE PARKING AND INTERIOR AUTO LIFT**

**PROPERTY TO BE SHOWN BY LISTING BROKERS ONLY**  
*For More Information, Contact Exclusive Broker*

**CHRIS SHOEMAKER**  
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**Hirsch and Associates**  
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Information presented in this flyer was provided by the Owner. Hirsch and Associates makes no representation as to the accuracy of the information. Tenant/Buyer should use due diligence in investigating the feasibility of entering into a lease or purchase of this property by relying on his own professional advisors.

## **HIRSCH AND ASSOCIATES**

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### **ATTENTION:**

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, Hirsch and Associates 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, Hirsch and Associates has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

**IMPROVEMENTS, SIZE AND BOUNDARIES:** Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel or 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 Buyer's decision to purchase, then Buyer should consider investigating the property independently.

## ***PROPERTY DESCRIPTION***

<b>Apn:</b>	<b>117-301-009</b>
<b>Address:</b>	<b>308 Salinas Rd, Pajaro</b>
<b>Location:</b>	<b>Salinas Rd Frontage. Just over the bridge from Watsonville. Easy access to area highways.</b>
<b>Current Use:</b>	<b>Light Industrial Building</b>
<b>Zoning:</b>	<b>LC-Light Commercial</b>
<b>Parcel Size:</b>	<b>10,500 sq. ft. +/-</b>
<b>Improvement Size:</b>	<b>5,795 sq. ft. +/- . This includes 600 +/- sq. ft. of functional mezzanine over the built-out offices and restrooms.</b>
<b>Improvement Description:</b>	<b>Approximately 5,200 sq. ft +/- foot print, of which approximately 600 sq. ft. +/- is built out office and restrooms. One of the restrooms has a shower. There is approximately 600+/- sq. ft. of built-out, functional mezzanine above the office and restrooms. There is an automotive lift inside, currently used for light service on owner's vehicles</b>
<b>Fenced Yard/Parking:</b>	<b>Approximately 4,000 sq. ft.</b>
<b>Clear height:</b>	<b>14' at roll-up doors, 18' inside building</b>
<b>Leases:</b>	<b>Property to be delivered vacant.</b>

## *Additional Photos*



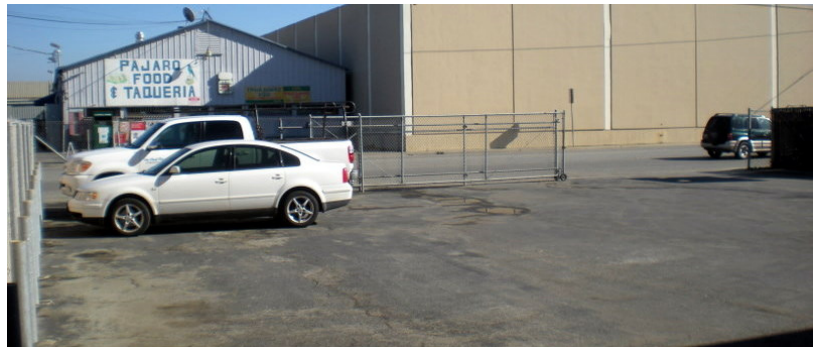
**Monument Signage**



**Interior View**



**Conference/ Office**



**Secure Yard/ Parking**



**Lift**

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