

INDUSTRIAL BUILDING FOR LEASE

WATSONVILLE, CALIFORNIA



LOCATION: 25 Hangar Way, Watsonville, CA is strategically located with quick egress/ingress to Highway 1 and Watsonville Airport. Complimented by nearby shopping and services.

PROPERTY: +/-60,936 SF building (see schematic drawing); build in +/-2001; on +/- 1.46 acres of Land; APN 015-111-19 & 015-111-20. Ideal distribution warehouse; 17' clear-height level 1 & 10'3" clear-height level 2; covered 3,420 SF 3-truck dock high; 3 freight lifts; restrooms on both levels; 1 conveyor belt; backup generator for server room; solar system; 3 freight lifts; 1 conveyor belt; foam roof installed 2013. Building designed for multi-tenancy. Abundant parking.

UTILITIES: Switchboard: MSB-CMM/208Y/120V 3PH-4W/ 2000 AMPERES
Solar PV System: AC OUTPUT CURRENT 317A/NOMINAL AC VOLTAGE 208V
Offices and sever area have conditioned air.

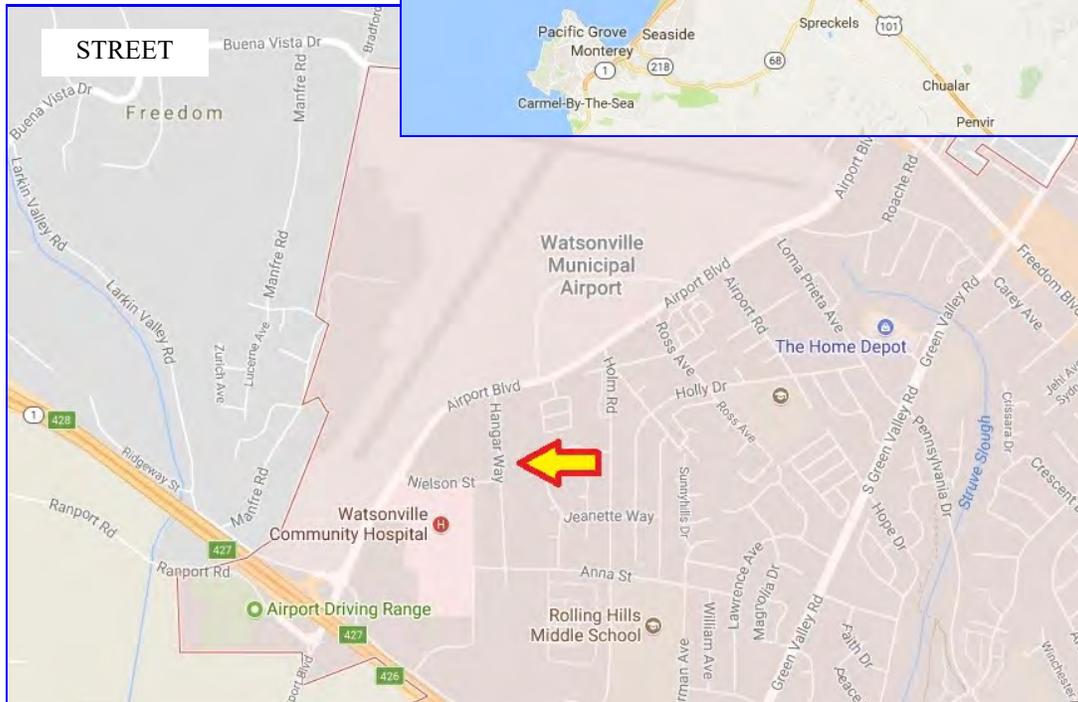
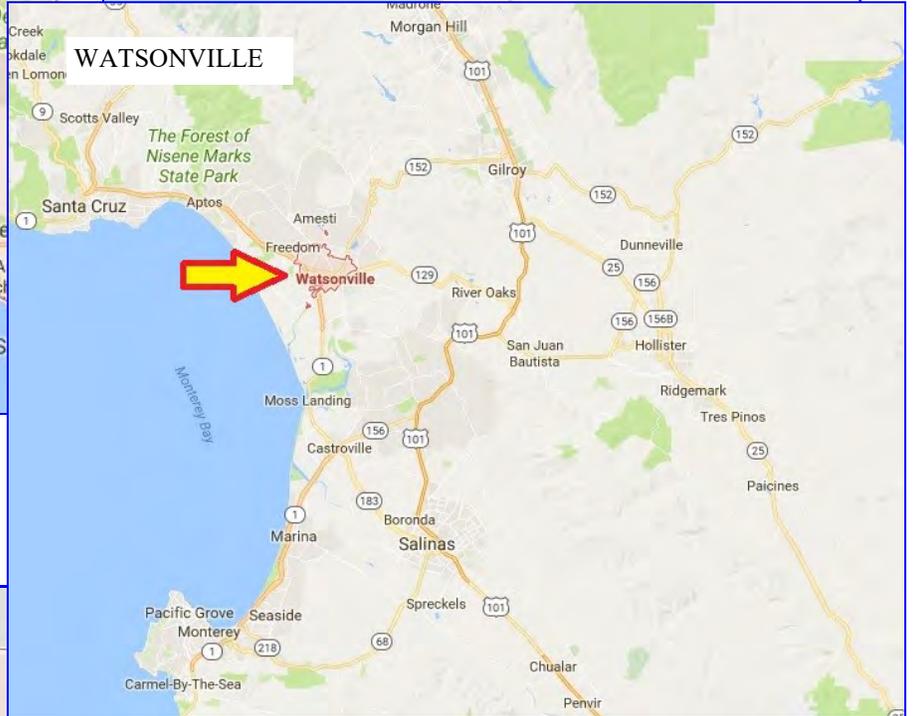
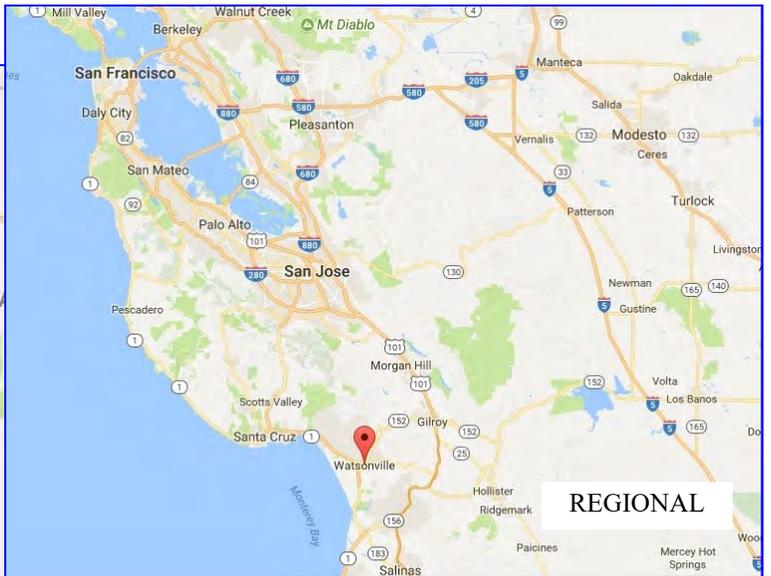
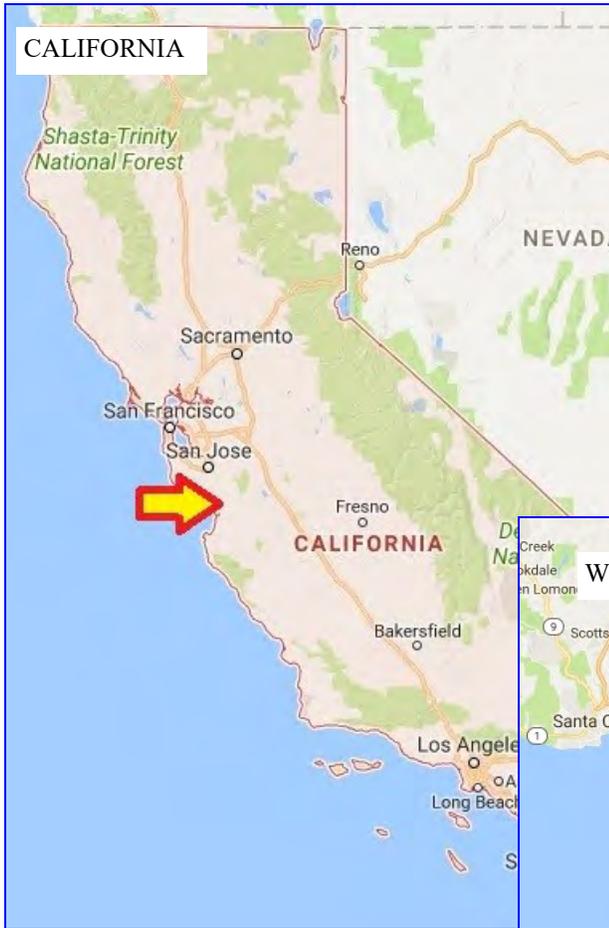
ASKING RENT: \$.90 PSF PM NNN

IMPORTANT: Available immediately; show by appointment only! Available immediately

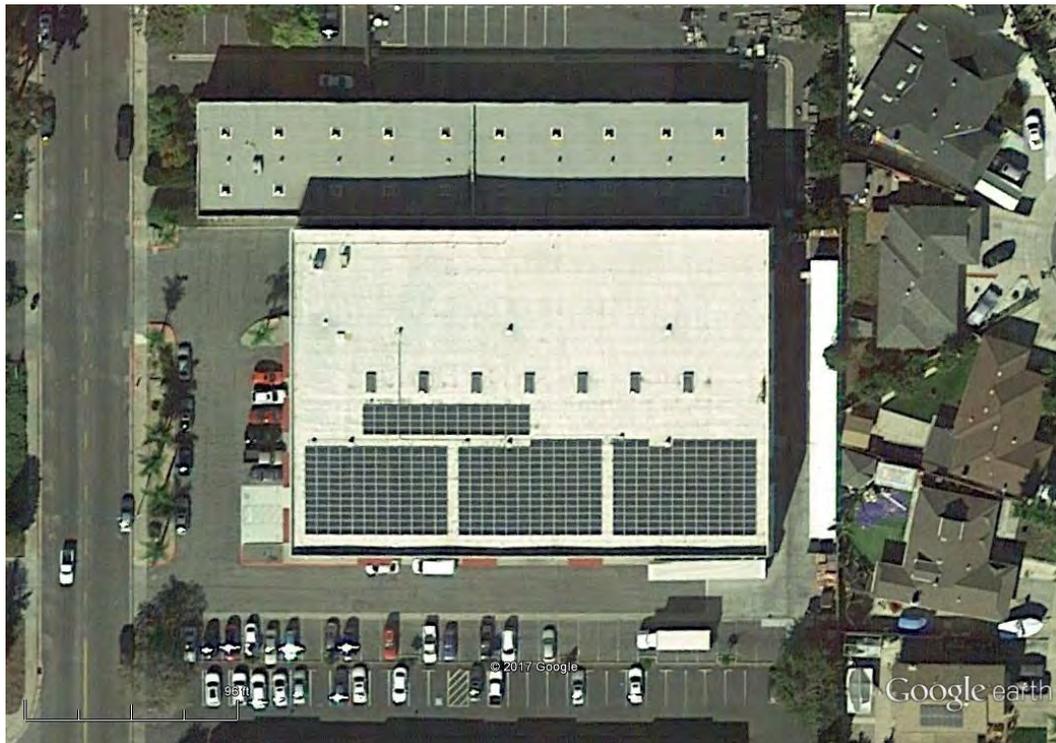
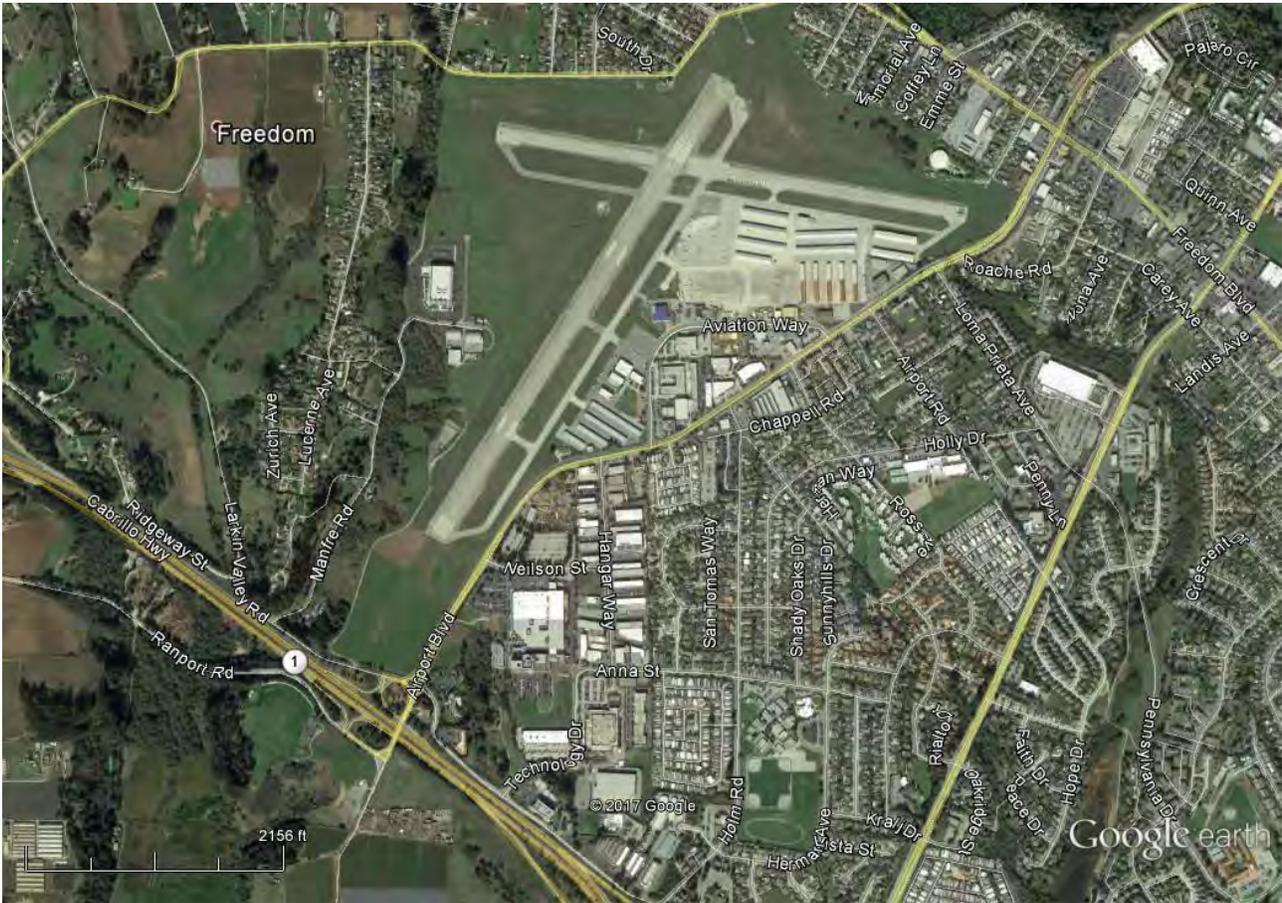
FOR ADDITIONAL INFORMATION CONTACT:

ROBERT BURGESS
415-860-5000

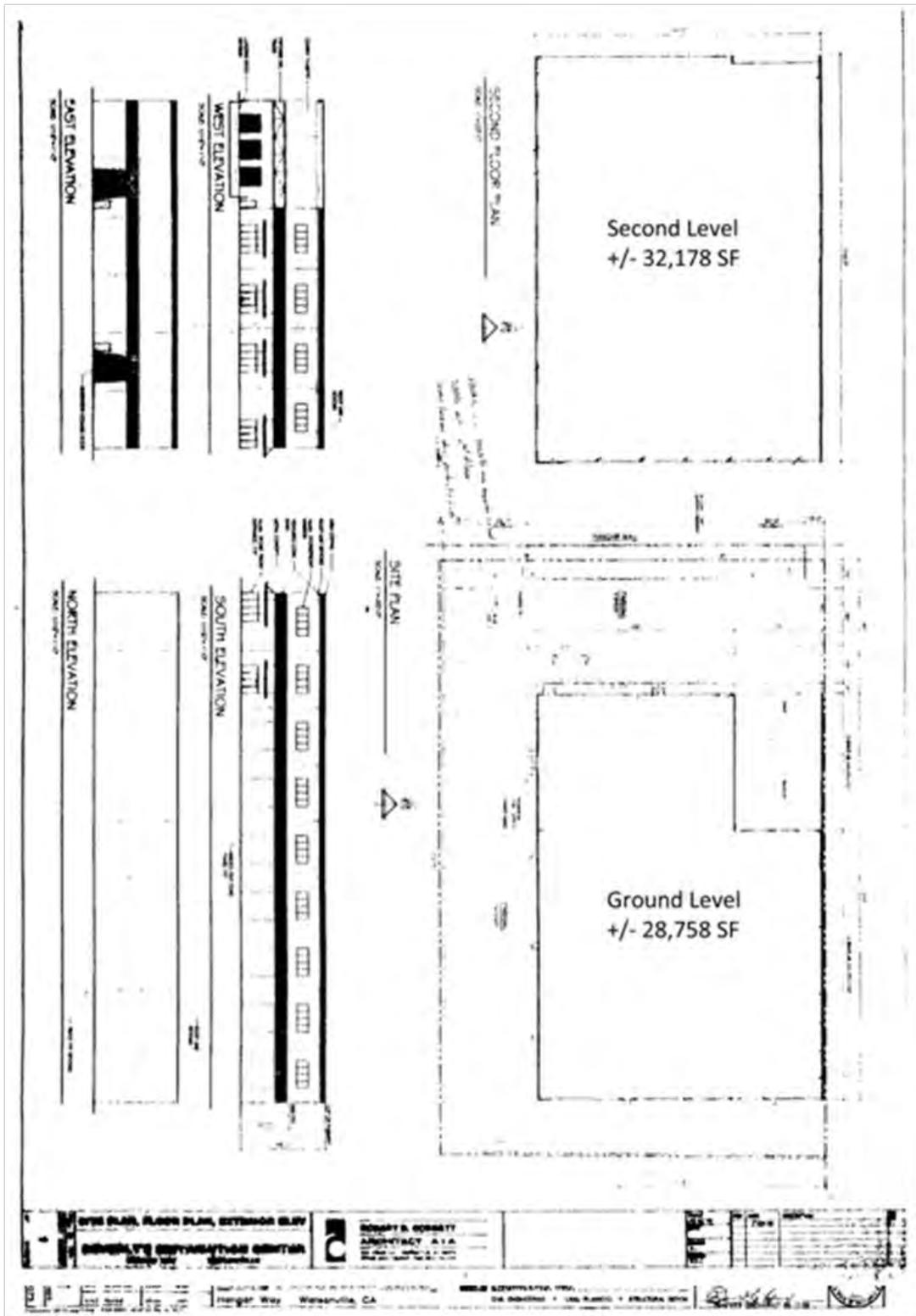
THE INFORMATION PROVIDED ABOVE AND HEREIN IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASING AND/OR LEASING OF THE PROPERTY DESCRIBED THEREIN SHALL BE CONDUCTED THROUGH THIS OFFICE. ALTHOUGH NOT GUARANTEED, THIS SAME INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, AND IT IS SUBJECT TO CHANGES, ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. IT IS ALSO RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION OF ALL INFORMATION PROVIDED HEREIN DEEMED PERTINENT BY SUCH PARTIES. THE DELIVERY OF THIS EXHIBIT DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO THE DEVELOPMENT OR ANY ASPECT THEREOF REFERENCED IN THIS BROCHURE. ANY REPRESENTATION OR WARRANTY TO BE FURNISHED TO ANY PARTY IS TO BE SPECIFICALLY CONTAINED WITHIN THE PURCHASE AND/OR LEASE AGREEMENT.



AERIALS

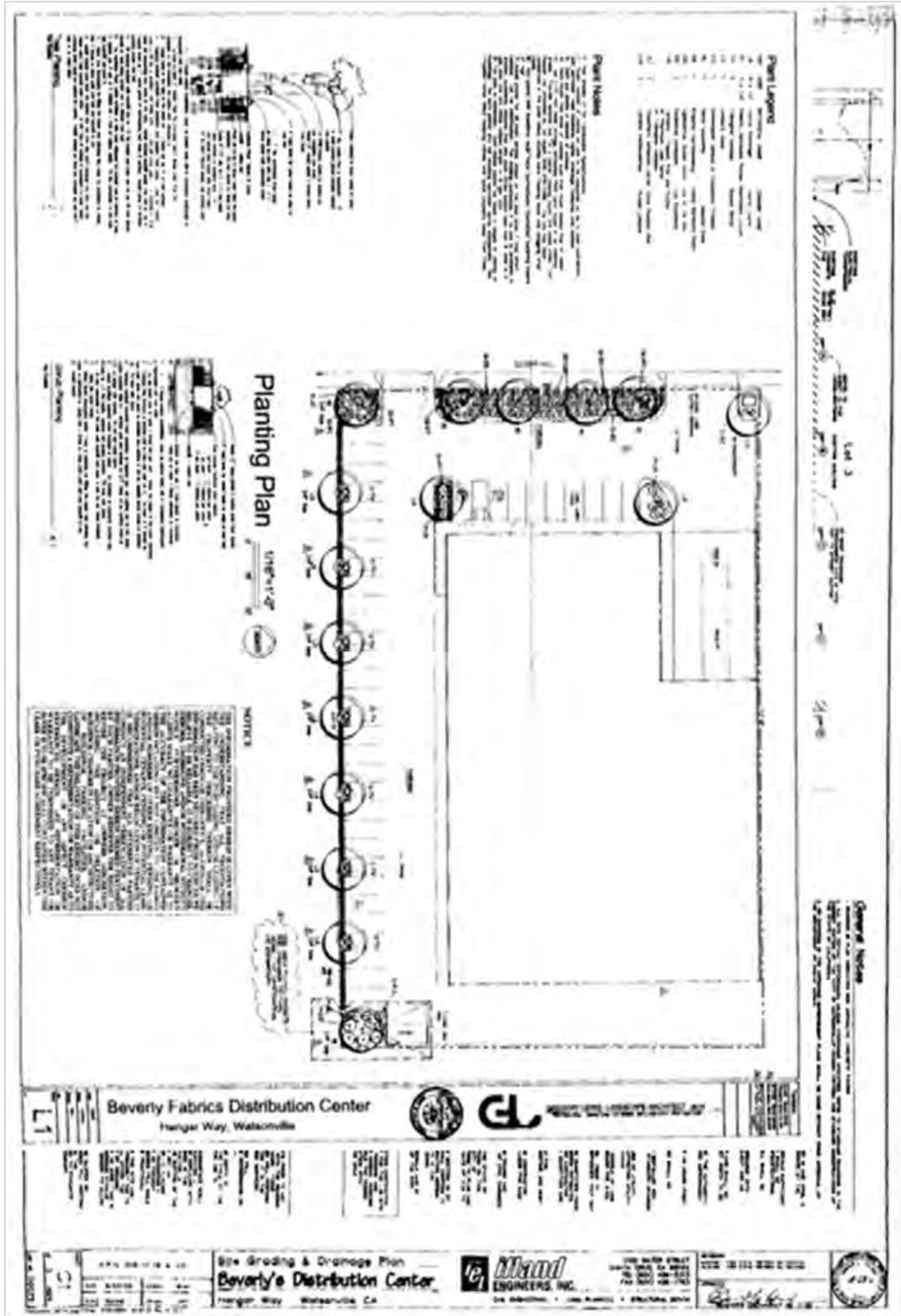


SCHEMATIC DRAWING



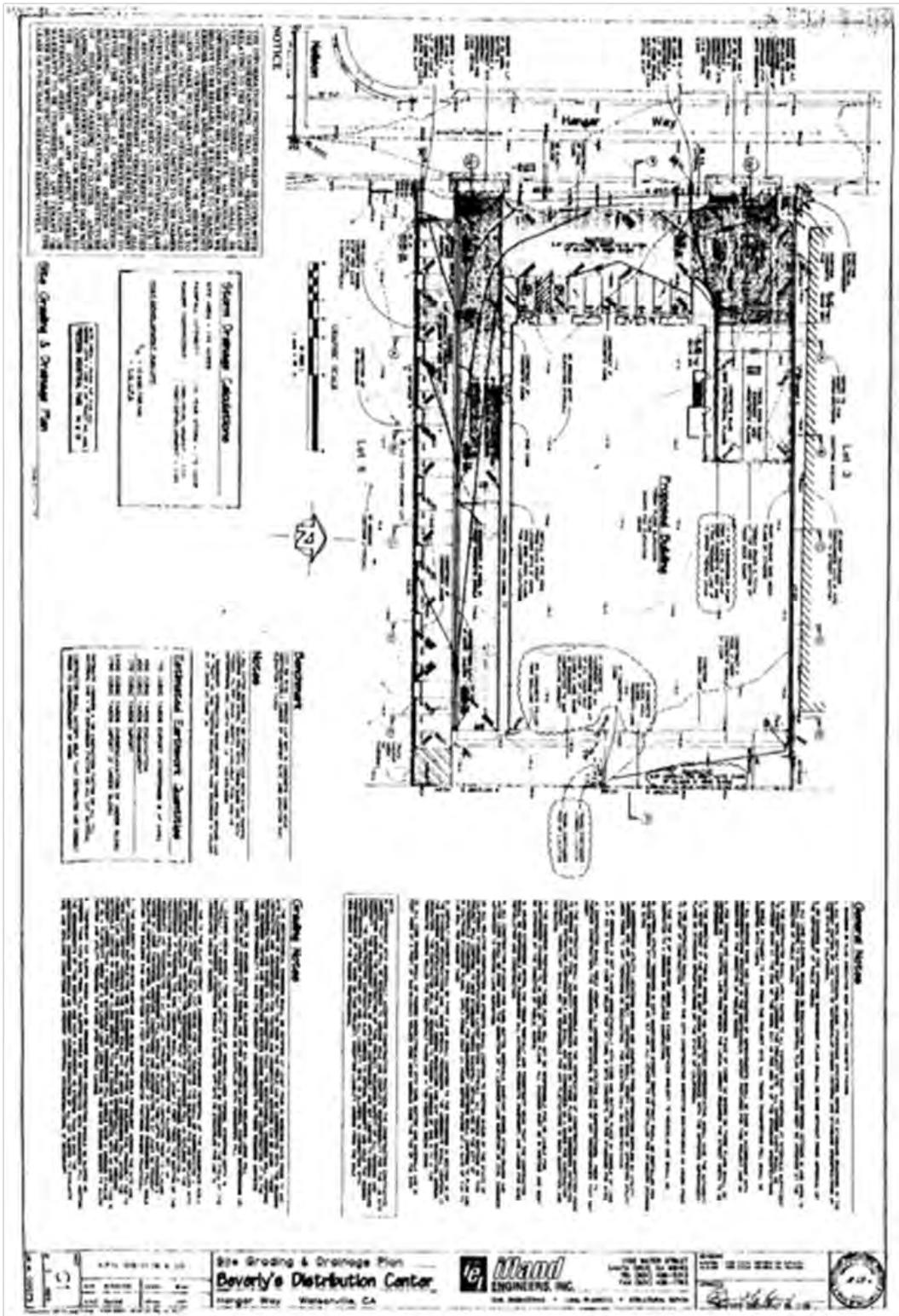
THE INFORMATION PROVIDED ABOVE AND HEREIN IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASING AND/OR LEASING OF THE PROPERTY DESCRIBED THEREIN SHALL BE CONDUCTED THROUGH THIS OFFICE. ALTHOUGH NOT GUARANTEED, THIS SAME INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, AND IT IS SUBJECT TO CHANGES, ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. IT IS ALSO RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION OF ALL INFORMATION PROVIDED HEREIN DEEMED PERTINENT BY SUCH PARTIES. THE DELIVERY OF THIS EXHIBIT DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO THE DEVELOPMENT OR ANY ASPECT THEREOF REFERENCED IN THIS BROCHURE. ANY REPRESENTATION OR WARRANTY TO BE FURNISHED TO ANY PARTY IS TO BE SPECIFICALLY CONTAINED WITHIN THE PURCHASE AND/OR LEASE AGREEMENT.

SCHEMATIC DRAWING



THE INFORMATION PROVIDED ABOVE AND HEREIN IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASING AND/OR LEASING OF THE PROPERTY DESCRIBED THEREIN SHALL BE CONDUCTED THROUGH THIS OFFICE. ALTHOUGH NOT GUARANTEED, THIS SAME INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, AND IT IS SUBJECT TO CHANGES, ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. IT IS ALSO RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION OF ALL INFORMATION PROVIDED HEREIN DEEMED PERTINENT BY SUCH PARTIES. THE DELIVERY OF THIS EXHIBIT DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO THE DEVELOPMENT OR ANY ASPECT THEREOF REFERENCED IN THIS BROCHURE. ANY REPRESENTATION OR WARRANTY TO BE FURNISHED TO ANY PARTY IS TO BE SPECIFICALLY CONTAINED WITHIN THE PURCHASE AND/OR LEASE AGREEMENT.

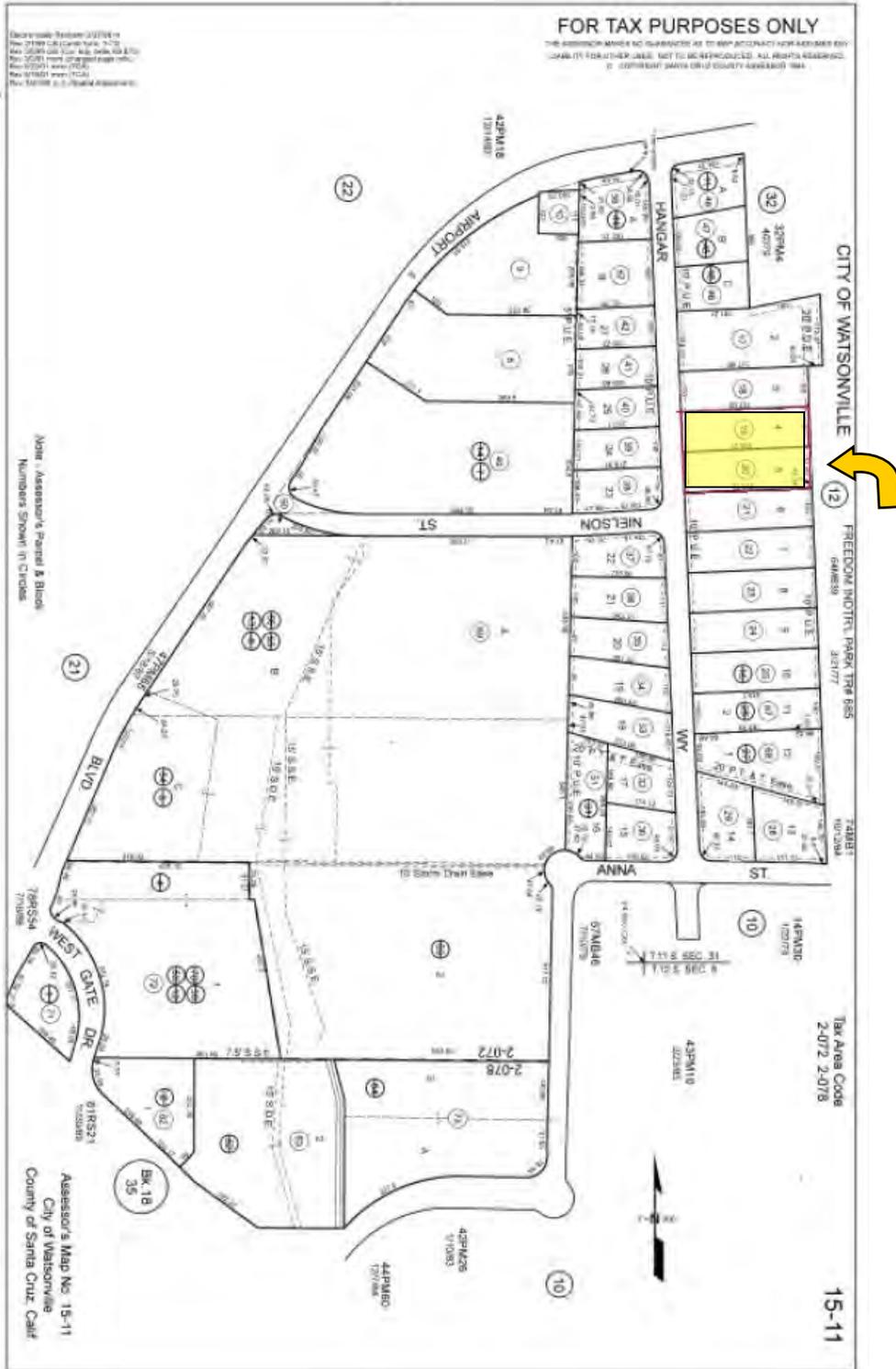
SCHEMATIC DRAWING



THE INFORMATION PROVIDED ABOVE AND HEREIN IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASING AND/OR LEASING OF THE PROPERTY DESCRIBED THEREIN SHALL BE CONDUCTED THROUGH THIS OFFICE. ALTHOUGH NOT GUARANTEED, THIS SAME INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, AND IT IS SUBJECT TO CHANGES, ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. IT IS ALSO RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION OF ALL INFORMATION PROVIDED HEREIN DEEMED PERTINENT BY SUCH PARTIES. THE DELIVERY OF THIS EXHIBIT DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO THE DEVELOPMENT OR ANY ASPECT THEREOF REFERENCED IN THIS BROCHURE. ANY REPRESENTATION OR WARRANTY TO BE FURNISHED TO ANY PARTY IS TO BE SPECIFICALLY CONTAINED WITHIN THE PURCHASE AND/OR LEASE AGREEMENT.

ASSESSORS PARCEL MAP

SANTA CRUZ COUNTY APN 015-111-19 & 015-111-20



THE INFORMATION PROVIDED ABOVE AND HEREIN IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASING AND/OR LEASING OF THE PROPERTY DESCRIBED THEREIN SHALL BE CONDUCTED THROUGH THIS OFFICE. ALTHOUGH NOT GUARANTEED, THIS SAME INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, AND IT IS SUBJECT TO CHANGES, ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. IT IS ALSO RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION OF ALL INFORMATION PROVIDED HEREIN DEEMED PERTINENT BY SUCH PARTIES. THE DELIVERY OF THIS EXHIBIT DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO THE DEVELOPMENT OR ANY ASPECT THEREOF REFERENCED IN THIS BROCHURE. ANY REPRESENTATION OR WARRANTY TO BE FURNISHED TO ANY PARTY IS TO BE SPECIFICALLY CONTAINED WITHIN THE PURCHASE AND/OR LEASE AGREEMENT.