



**±8,800 - ±27,000 SF WAREHOUSE SPACE FOR LEASE**

FOR LEASE | INDUSTRIAL WAREHOUSE SPACE

1802 SHELTON DR. | HOLLISTER, CA 95023

James Kendall | DRE #02010395

**MAHONEY**  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

1802 SHELTON DR. | HOLLISTER, CA 95023

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**EXCLUSIVELY LISTED BY:**

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## EXECUTIVE SUMMARY

**Mahoney & Associates**, as exclusive representatives, offers the opportunity to lease up to ±27,000 SF of industrial warehouse space located on Shelton Dr. Adjacent to the Hollister Airport, this area is the industrial center of San Benito County. Hollister is a growing hub of commerce, centrally located between the Bay Area and the Central Valley.

### PROPERTY HIGHLIGHTS

- Vanilla shell
- Skylights provide natural lighting
- 2,000 amp, 3-phase power
- Perimeter fence and secured entry
- Two 14' Roll Up Doors
- Located adjacent to the Hollister Airport with through the fence access
- Up to ±1 acre of yard space

### POTENTIAL USES

- Company Headquarters
- Logistics and Distribution
- Manufacturing
- Cold Storage
- Data Center
- Winery press, fermentation, storage
- Brewery
- Flex Space
- Research and Development
- Biotech
- Laboratory testing
- e-Commerce fulfillment
- General Warehousing
- Showroom
- Cannabis

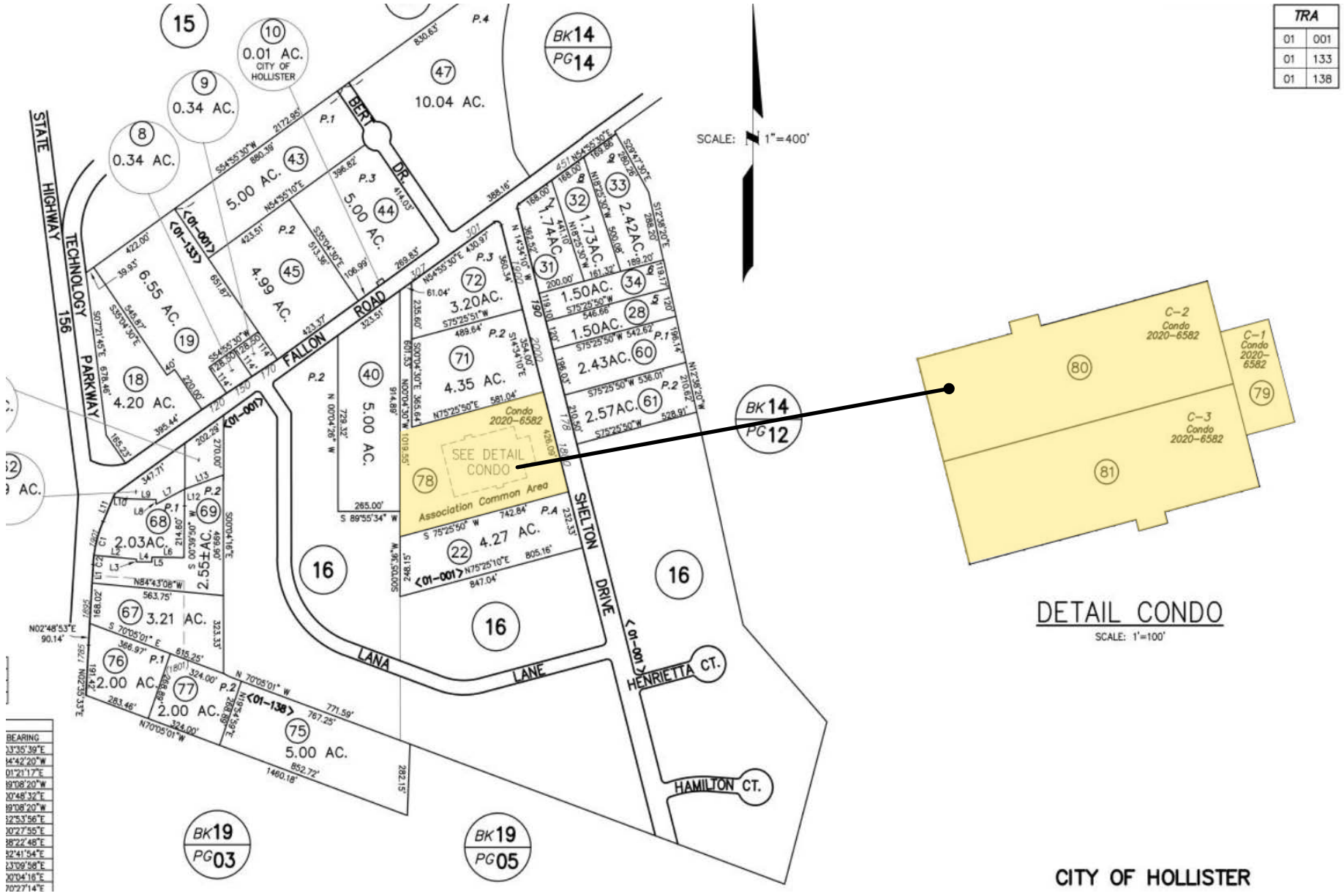
## PROPERTY DETAILS

<b>Address</b>	1802 Shelton Dr.   Hollister, CA
<b>APN</b>	051-120-078 (through 081)
<b>Property Type</b>	Industrial Warehouse
<b>Available Building SF</b>	±8,800 - ±27,000 SF
<b>Available Yard SF</b>	± 1 Acre
<b>Rent Type</b>	NNN
<b>Zoning</b>	Light Industrial
<b>Clear Height</b>	29' at the center
<b>Roll Up Doors</b>	2
<b>Sprinkled</b>	Yes
<b>Power</b>	2,000 Amps
<b>Parking</b>	125 spots on site
<b>Security</b>	24/7 Guards, Security Fencing, Surveillance Cameras
<b>Cannabis Use</b>	OK
<b>Lease Rate</b>	Call Broker for Rate and Tour Instructions

PROPERTY PHOTOS



# PLAT MAP



TRA	
01	001
01	133
01	138

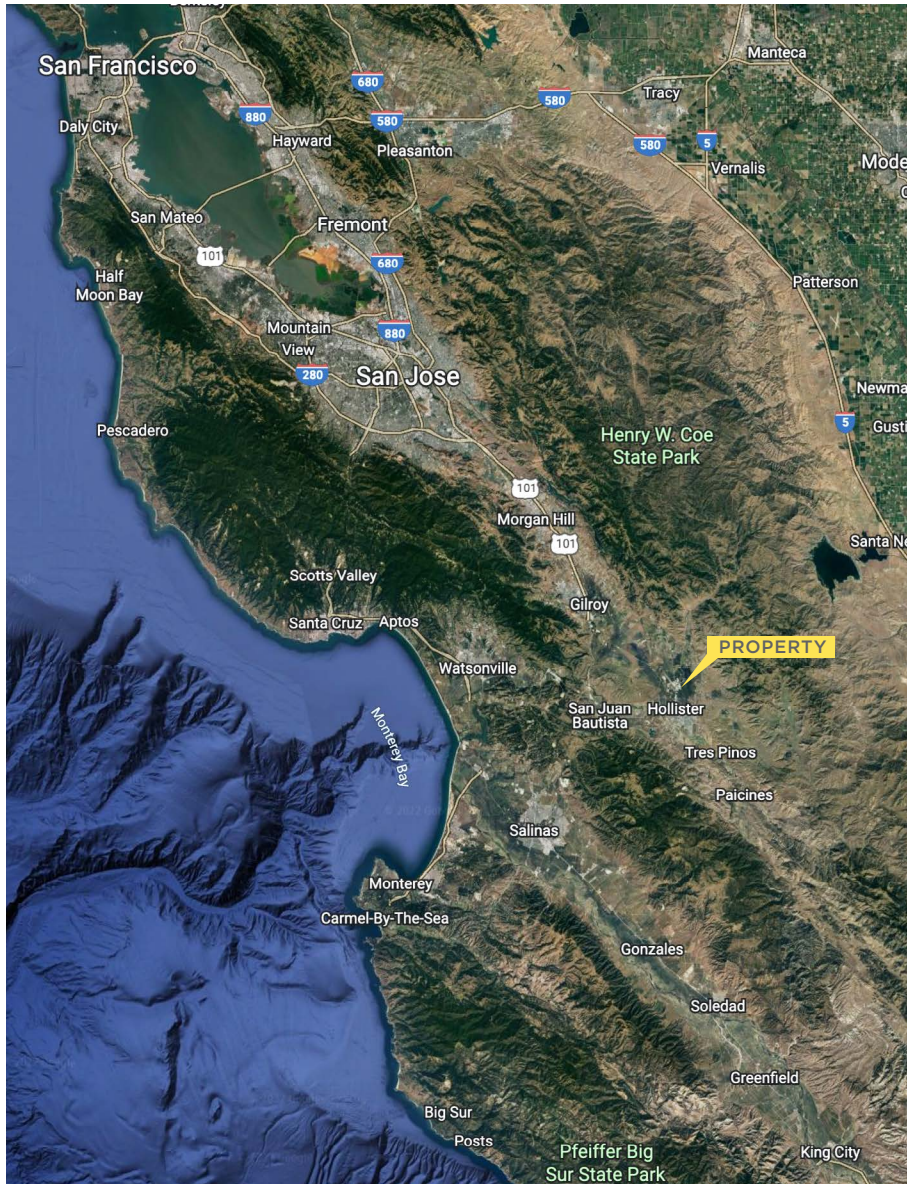
SCALE: 1"=400'

**DETAIL CONDO**  
SCALE: 1"=100'

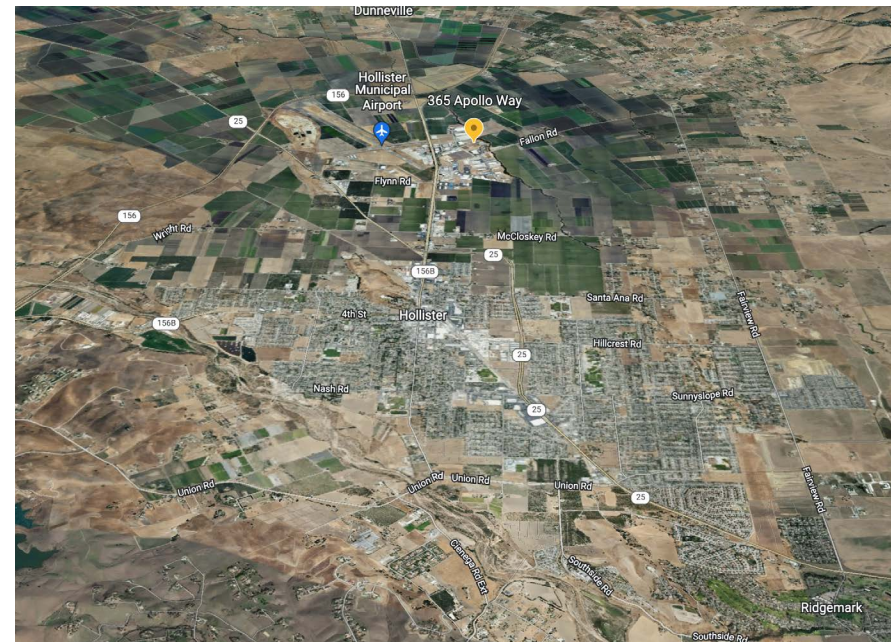
CITY OF HOLLISTER

BEARING
13°35'39"E
84°42'20"W
01°21'17"E
89°08'20"W
10°48'32"E
89°08'20"W
12°53'56"E
10°27'55"E
88°22'48"E
32°41'54"E
13°09'58"E
10°04'16"E
70°27'14"E

## ABOUT HOLLISTER



Hollister is an emerging industrial market located only 45 miles south of San Jose, where quality industrial space is in high demand and growing. Like other industrial markets around the inner Bay Area, Hollister is benefiting from its lower operating costs and available labor pool, as evidenced by a major e-commerce user's commitment to a Duke Realty developed project (Project Almond) of 1MSF less than one mile from the subject. Amazon recently constructed a new 129,540 SF flagship logistics facility just to the south on San Felipe Rd. The project is situated in close proximity to Highway 101 with access by Highway 156, which also provides a key connection to Interstate 5 and the Central Valley.



## DISCLAIMER

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