



MAHONEY  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

For Sale | Industrial Warehouse With Yard

151 Airport Rd. | King City, CA 93930



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## EXECUTIVE SUMMARY

151 AIRPORT RD.  
KING CITY, CA 93930

**\$2,395,000**



BUILDING SIZE  
± 16,355 SF\*



LOT SIZE  
± 2.14 ACRES



ZONING  
M1 INDUSTRIAL  
DISTRICT



APN  
026-351-022  
026-521-030

**Mahoney & Associates** is pleased to present 151 Airport Rd. an approx. 16,355 SF industrial warehouse situated on ±2.14 acres of land with two APNs. This is a prime owner/user opportunity for a host of agricultural and industrial uses: seed growing/storage, field equipment manufacturing, cannabis manufacturing/distribution, wine press/fermentation, and so on.

Currently demised into three ±5,300 SF spaces, the building has received extensive upgrades recently including a new exterior “skin”, three 14ft roll-up doors at grade with the option to reinstall two dock height doors at the rear of the building, insulation, roof, connection to the municipal sewer system, perimeter fencing with an electrically powered entrance gate, hi-tech camera and security system, and extensive ADA upgrades to the driveway to improve access from the street to the building. The large and secured lot allows for the possibility of constructing another building or ample room for equipment storage as yard space.

### PROPERTY HIGHLIGHTS

- 1200 amps of 3 phase power
- Two parcels totalling ±2.14 acres
- Offices & ADA bathroom
- Three 12'x14' rollup doors
- Fully insulated
- LED lights
- Cannabis Manufacturing and/or Distribution Licenses

### PROPERTY DETAILS

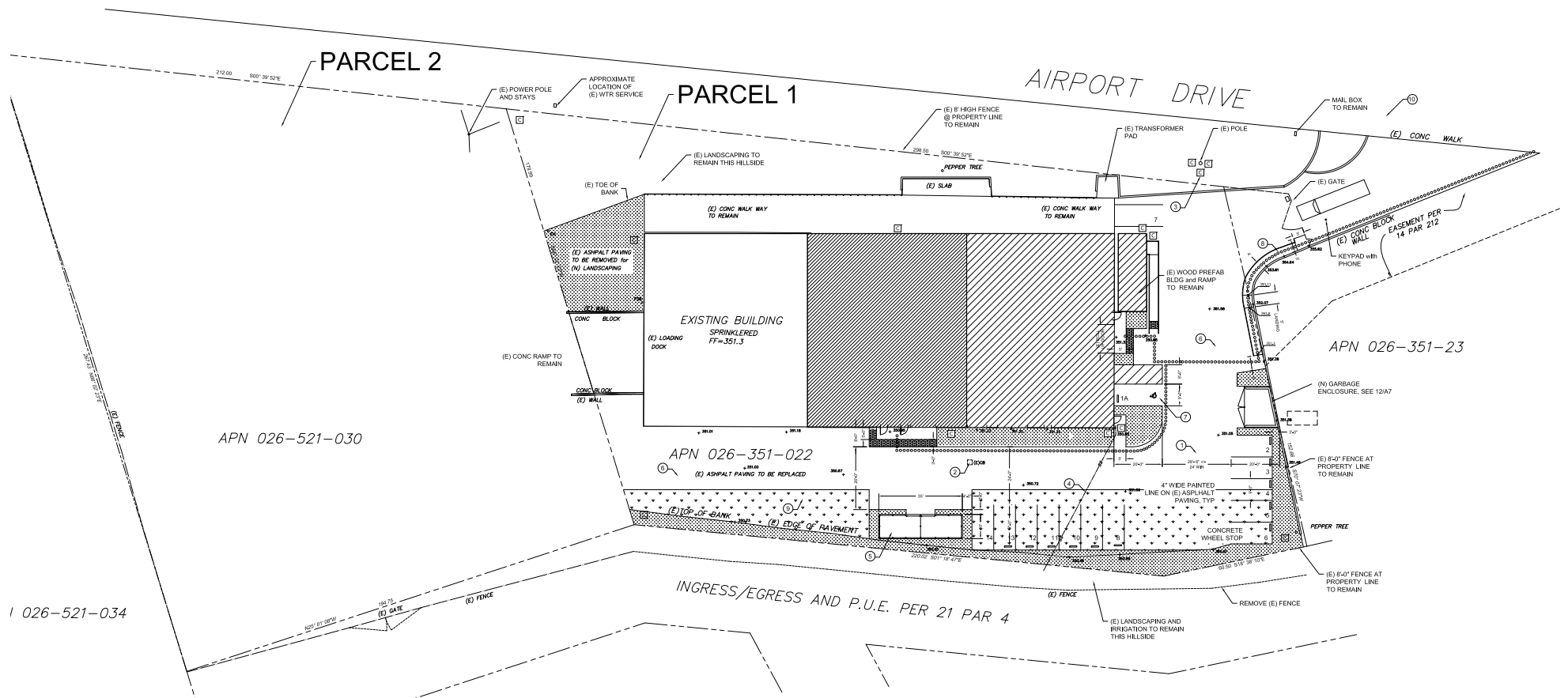
Property Size	±2.14 Acres
Total Building SF	±16,355 SF*
Zoning	M1 Industrial District
Yard Space	Yes
Natural Gas	Yes
Office SF	±320 SF
Warehouse	±16,355 SF
Ceiling Height	±30'
Power Supply	1200 amps, 3 phase
Sprinklered	Yes
Insulated	Yes
Year Built	1974

\*Per County Tax Records

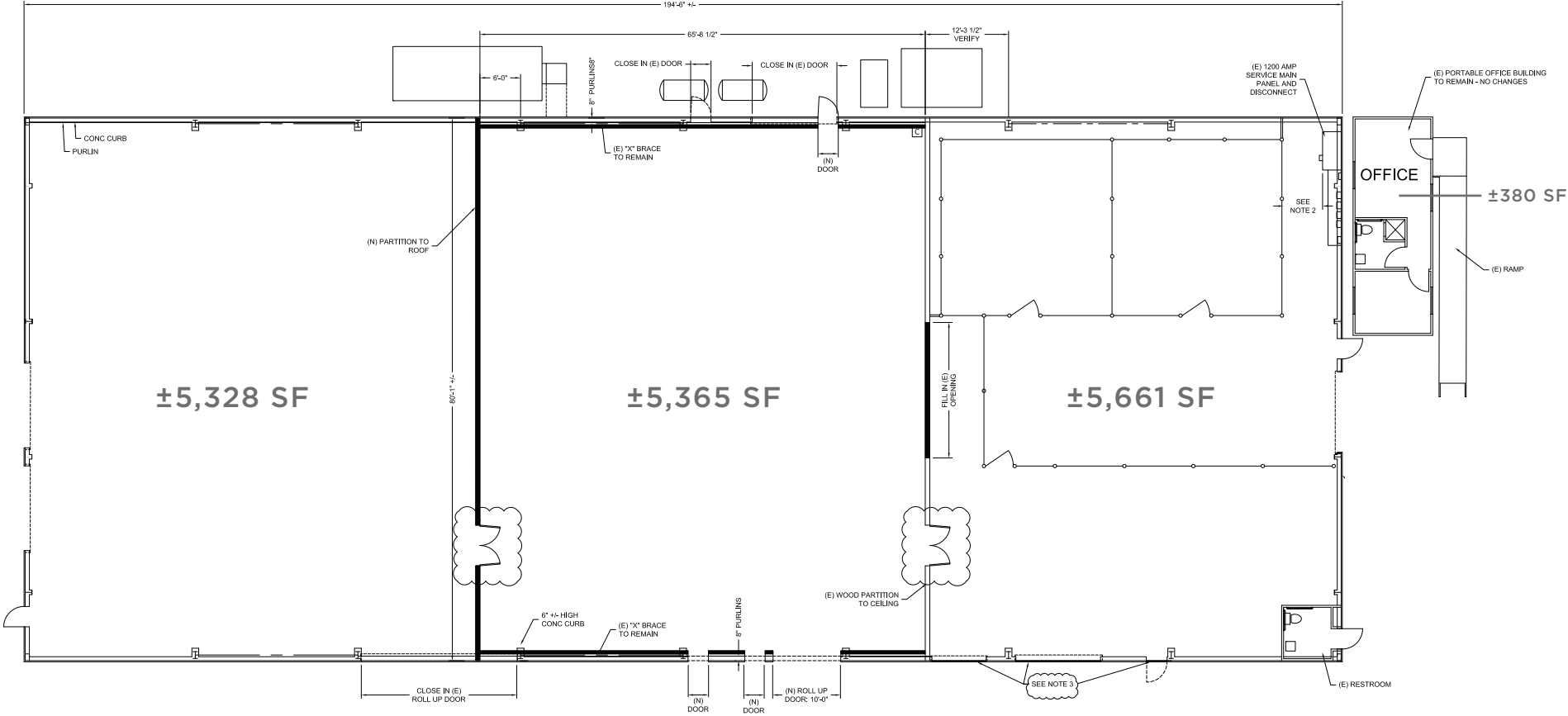
AERIAL WITH PROPERTY LINES



## SITE PLAN



# FLOOR PLAN

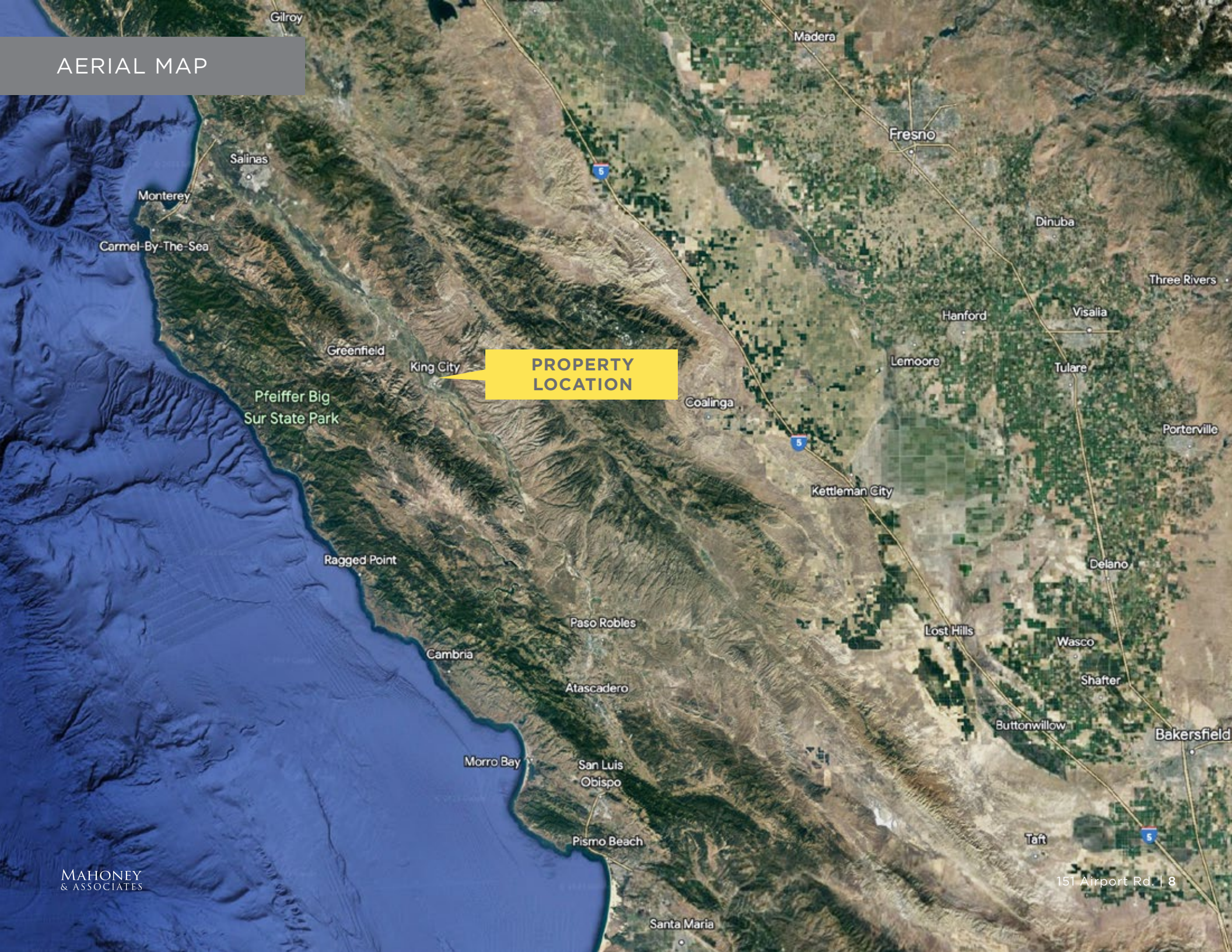








# AERIAL MAP



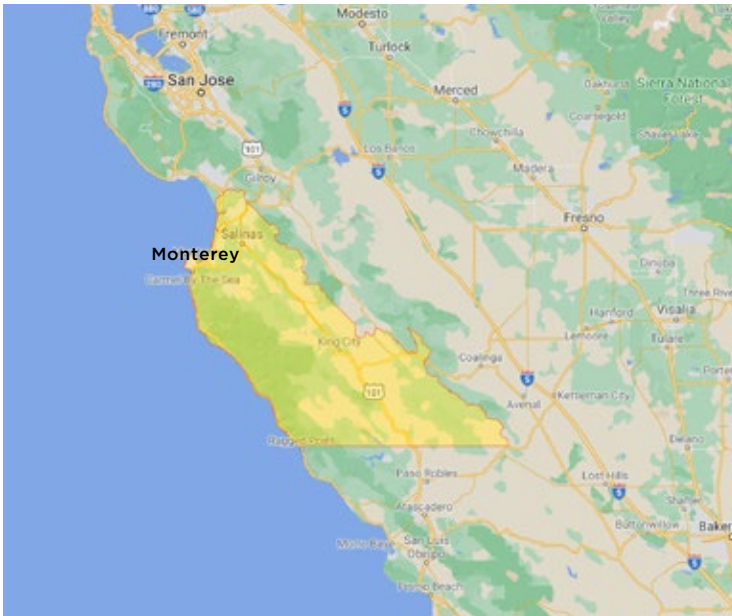
**PROPERTY  
LOCATION**



# MONTEREY COUNTY OVERVIEW

## ABOUT MONTEREY COUNTY

Monterey County is located on the central coast of California. It borders the Monterey Bay, Big Sur, State Route 1, and the 17 Mile Drive. The area attracts an estimated 4.6 million visitors a year. The city of Monterey is approximately 100 miles south of San Francisco and 300 miles north of Los Angeles. Monterey County boast both beautiful coastlines as well as a booming agricultural industry. The city of Salinas is the center of the county's growing Ag industry and also the county's most populous city.



## REGIONAL HIGHLIGHTS



Major US  
Agricultural  
Hub



Large  
Tourism  
Sector



Military  
Presence



## ECONOMY

- Salinas agriculture brings ±\$8 billion into the local economy.
- Tourism in the area makes up a large part of the local economy with sites such as Big Sur, the 17 Mile Drive, Pebble Beach Golf Links, numerous state and national parks and wineries.
- There are three regional airports in the county: Monterey, Salinas, and Marina Municipal.



## 2020 DEMOGRAPHICS

436,000

Population

135,000

Households

34.7

Median Age

\$76,900

Median Household  
Income



## MAHONEY & ASSOCIATES

**UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION...  
MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE  
VALUES.**

With our Collaborative Team of Real Estate Professionals and Consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates, founded by John Mahoney, has been known as a local and regional trusted industry leader. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction, one mission alone drives us all, and that is representing your interests as if they were our own.

It will be our pleasure and duty to sit with you and listen...so we can understand your motivation, background, needs, challenges and goals in discussing potential solutions for your objectives. We have learned that one solution does not fit all situations and look forward to working with you to develop a strategy that encompasses all stakeholders' interests. Nothing is more satisfying than driving by a property with which we have partnered with owners, knowing there is now a new business, a greater stream of income, a legacy honoring a family member, a community treasure restored...the list is endless in how we work with our valued clients to bring order and enrichment to their lives and the community in which their property sits.

## SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

**\$4 BILLION**  
IN TRANSACTION VOLUME

**2,000+**  
ASSETS SOLD

**6,000,000**  
SQUARE FEET LEASED

**1,750+**  
LEASE TRANSACTIONS



## DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

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