



FOR SUBLEASE | WAREHOUSE SPACE WITH OFFICE

1803 Shelton Dr. Suite 101 | Hollister, CA 95023

James Kendall | DRE #02010395

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

1803 SHELTON DR. SUITE 101 | HOLLISTER, CA 95023

TABLE OF CONTENTS:

Executive Summary..... 3
Property Photos..... 4
Floor Plans..... 5
Aerial..... 6
About Hollister..... 7
Disclaimer..... 8

EXCLUSIVELY LISTED BY:

MAHONEY & ASSOCIATES
501 Abrego St. | Monterey, CA
831.646.1919
www.mahoneycommercial.com

JAMES KENDALL | Sales Associate
jkendall@mahoneycommercial.com
831.275.0129 | DRE #02010395

EXECUTIVE SUMMARY

Located 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. This space is ideally built out for painters, plumbing contractors, electricians, masonry workers, roofers, cabinet makers, auto repair shops and a host of other light industrial uses in need of space with roll up doors and yard space. This unit is located at the front of the building adjacent to Shelton Dr and includes office furniture.

PROPERTY HIGHLIGHTS

- ±2500 SF of light industrial space with two grade height roll up doors and mezzanine
- ±1700 SF of office space with 3 private offices, conference room, in suite restroom and reception area
- ±2200 SF of exterior fenced in yard space
- Building has 24-hour access, fenced in lot, security system, monument signage and yard space
- 7 off street parking spaces
- Approximately 2 years remaining on the sublease term, landlord may be open to longer-term lease
- Asking rent \$5,500 + utilities

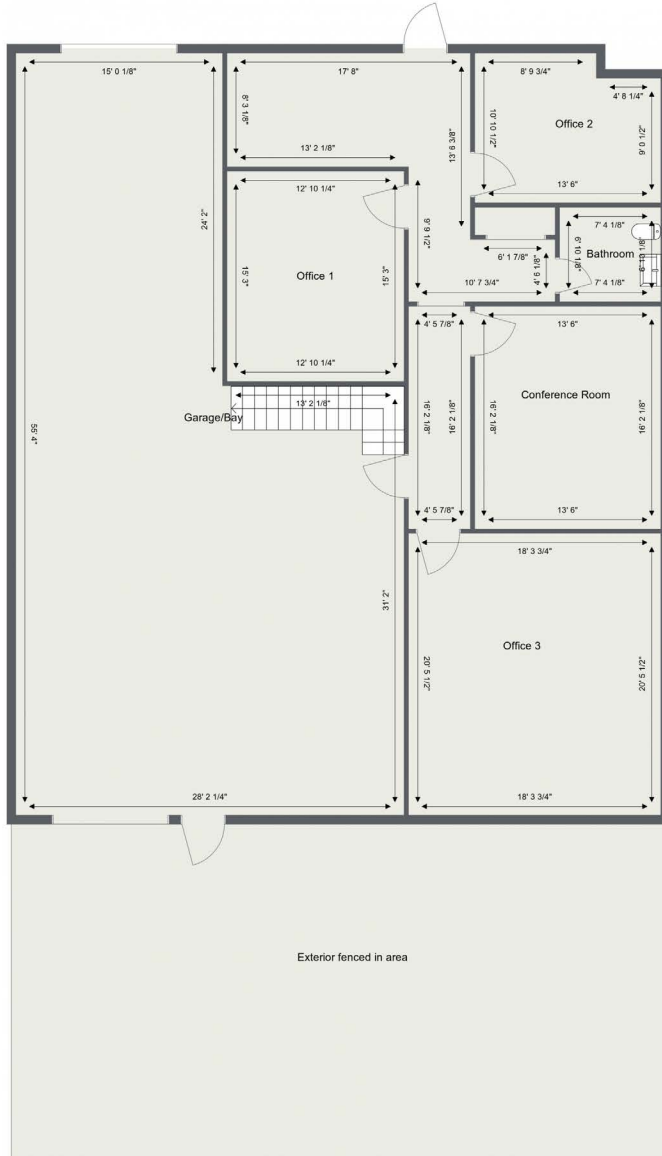


WAREHOUSE PHOTOS

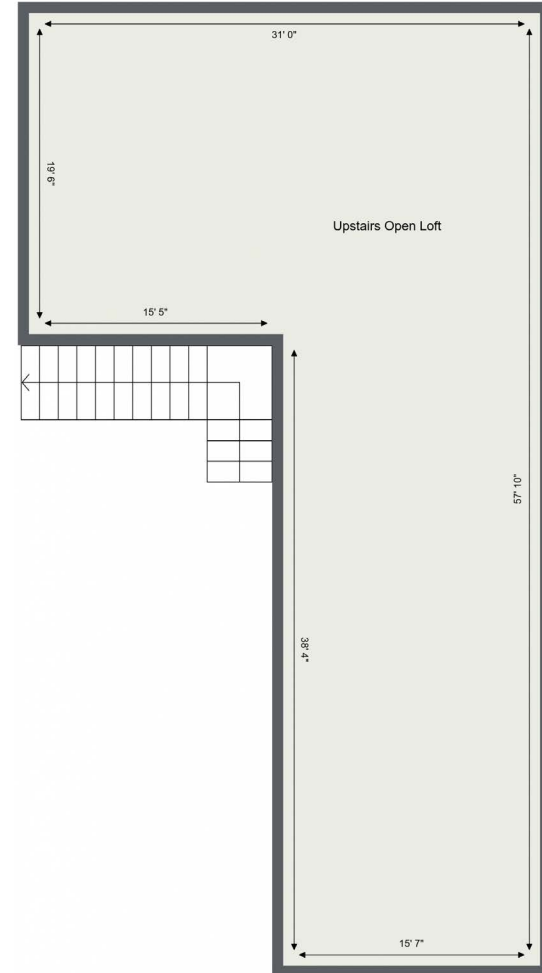


FLOORPLANS

1ST FLOOR



2ND FLOOR OFFICE SPACE

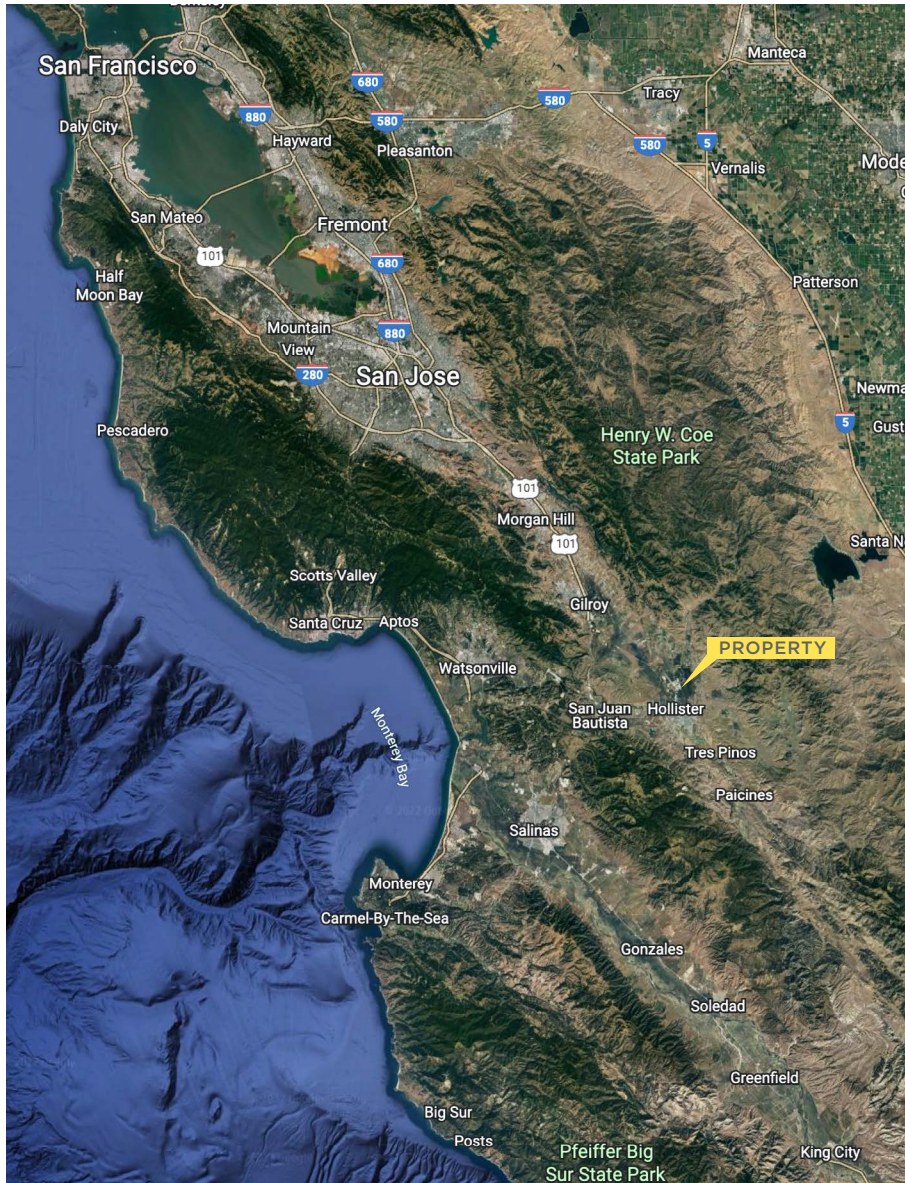


AERIAL

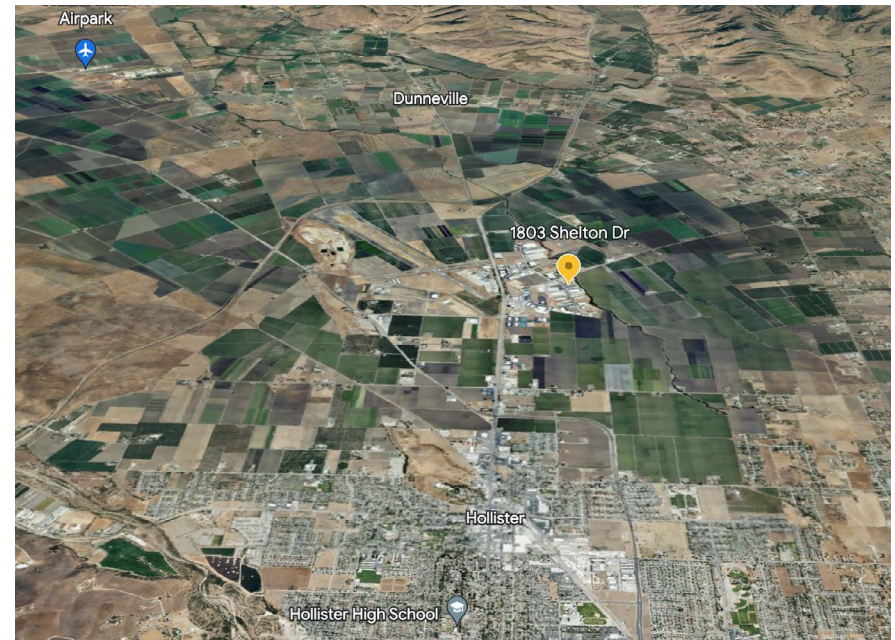
1803 Shelton Dr



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

Mahoney & Associates hereby advises all prospective lessors/lessees of property as follows:

All materials and information received or derived from Mahoney & Associates 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 Mahoney & Associates its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the 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. Mahoney & Associates 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 leasing a property 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. Mahoney & Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Mahoney & Associates does not serve as a financial advisor to any party regarding any proposed lease. 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 Mahoney & Associates in compliance with all applicable fair housing and equal opportunity laws.