



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

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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

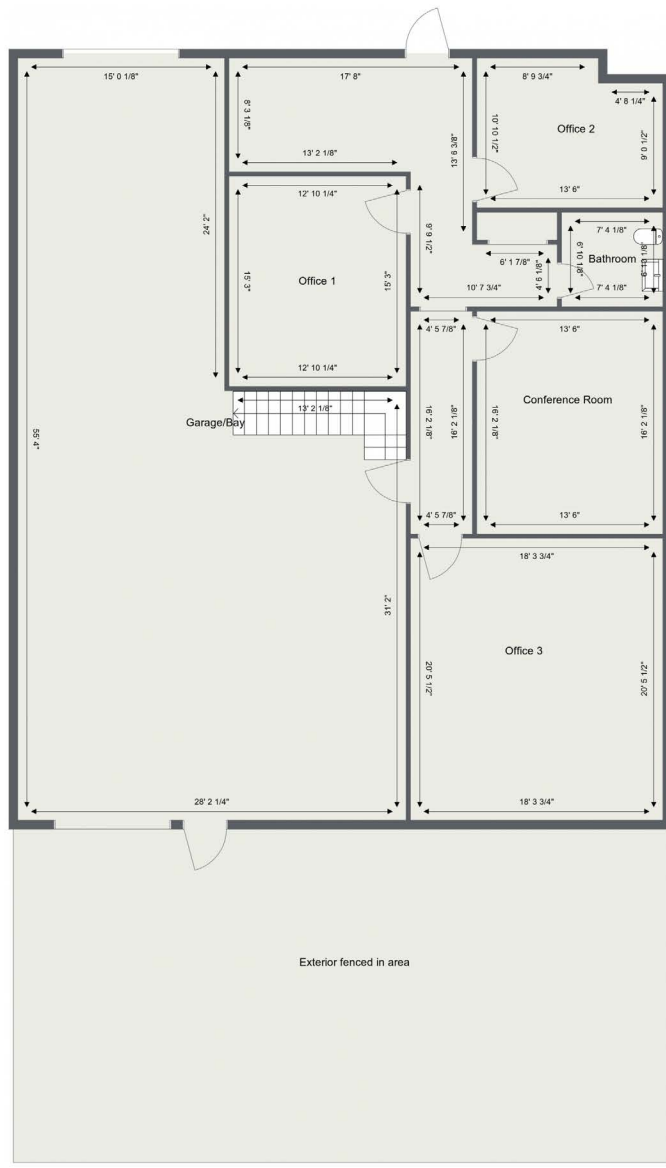
- ±2500 SF of light industrial space with two grade height roll up doors and mezzanine
- ±1700 SF of office space with 3 private offices, conference room, in suite restroom and reception area
- ±2200 SF of exterior fenced in yard space
- Building has 24-hour access, fenced in lot, security system, monument 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



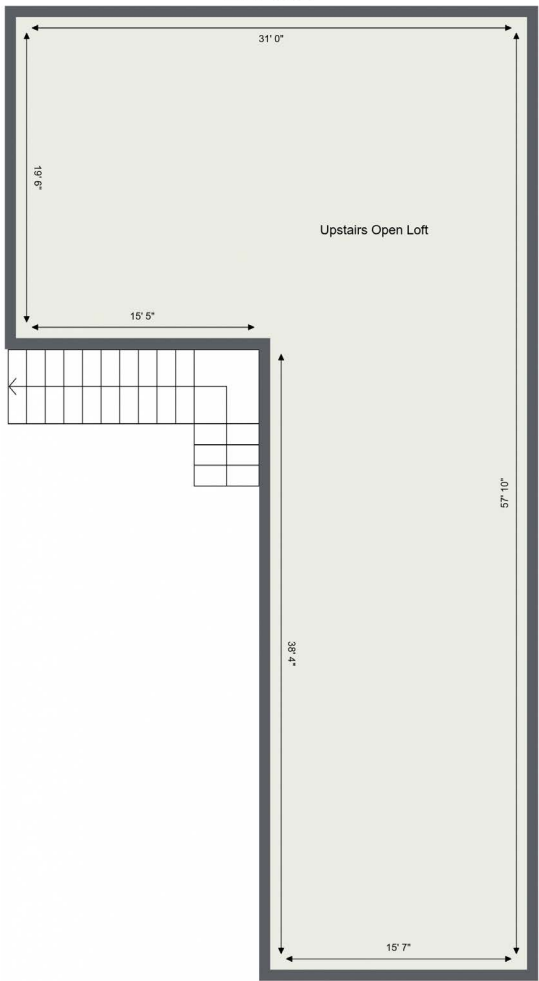
WAREHOUSE PHOTOS



1ST FLOOR



2ND FLOOR
OFFICE SPACE

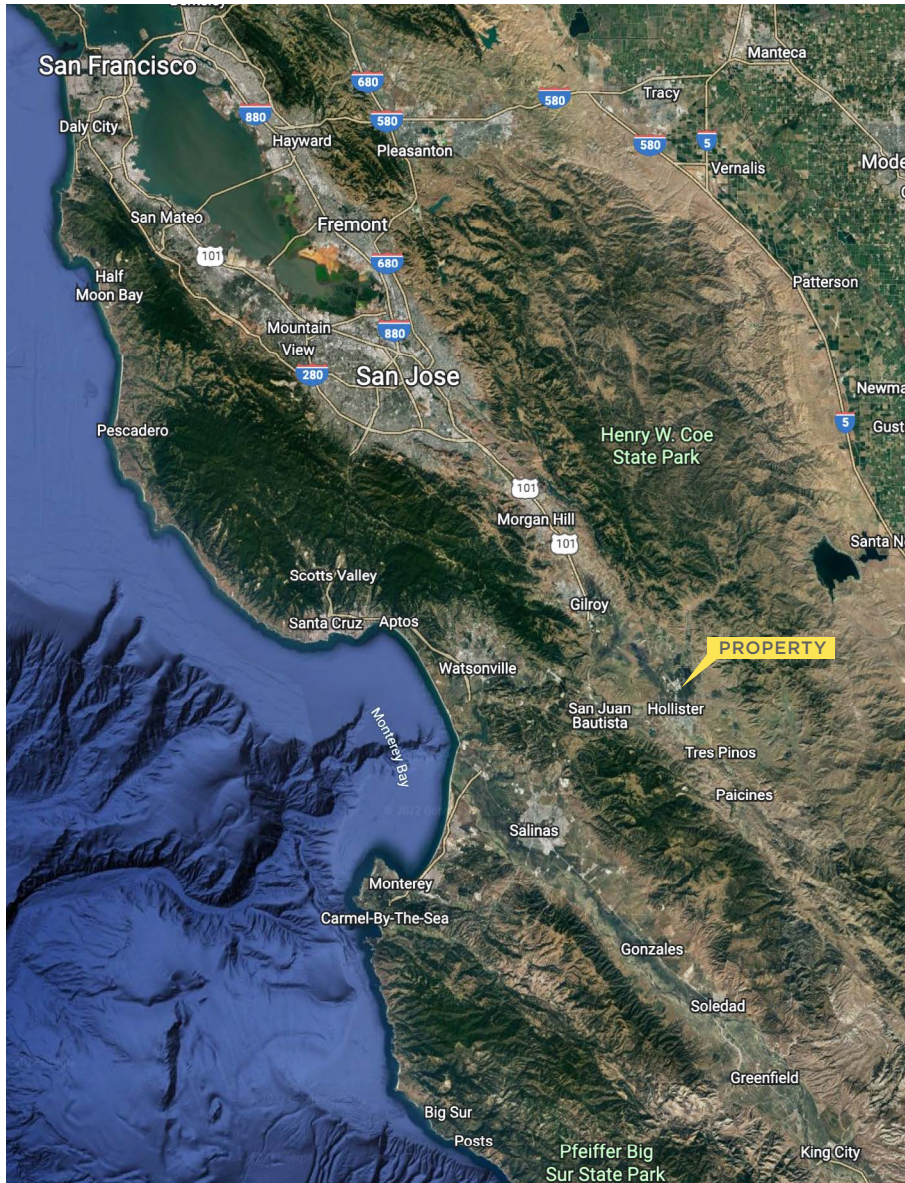


AERIAL

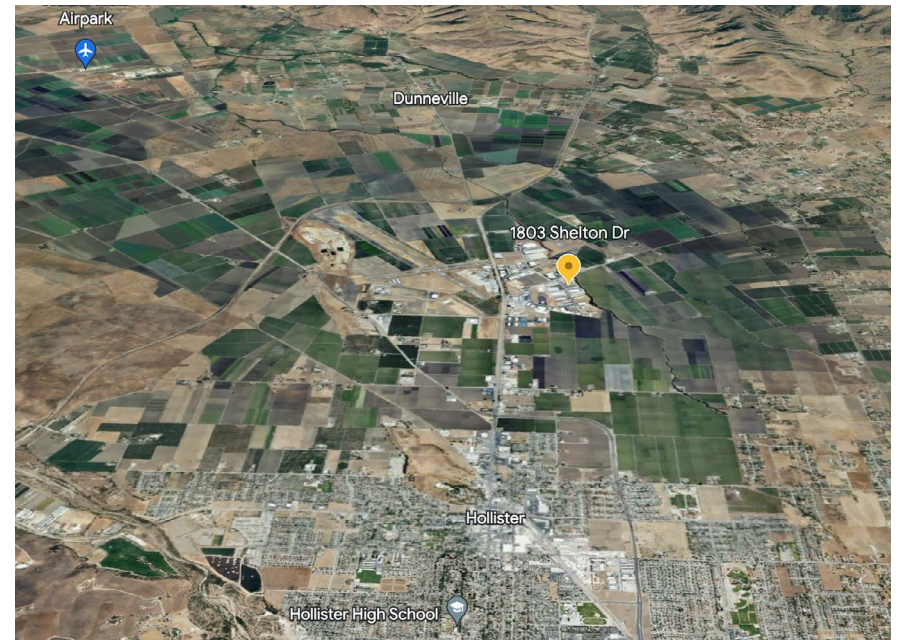
1803 Shelton Dr



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.



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