



FOR LEASE | WAREHOUSE SPACE WITH OFFICE

9701 Blue Larkspur Ln. | Monterey, CA 93940

James Kendall | DRE #02010395

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

9701 BLUE LARKSPUR LN. | MONTEREY, CA 93940

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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

Mahoney & Associates, is pleased to offer to the market $\pm 3,029$ SF of ground-floor light industrial space with $\pm 1,110$ SF of recently refurbished office space located in the desirable Laguna Seca Office Park area of Ryan Ranch. This layout is ideally suited for many uses, from a car collector to a contractor. Both spaces must be leased together.

PROPERTY HIGHLIGHTS

- Base rent of \$4,000 per month plus NNN (est. \$.42)
- Newly refurbished office space with 4 individual offices, reception, kitchenette, in-suite restroom and private patio
- New wood laminate flooring and LED lighting in offices
- 10' roll up door
- 2 separate storage rooms within the warehouse space
- Ample off street parking

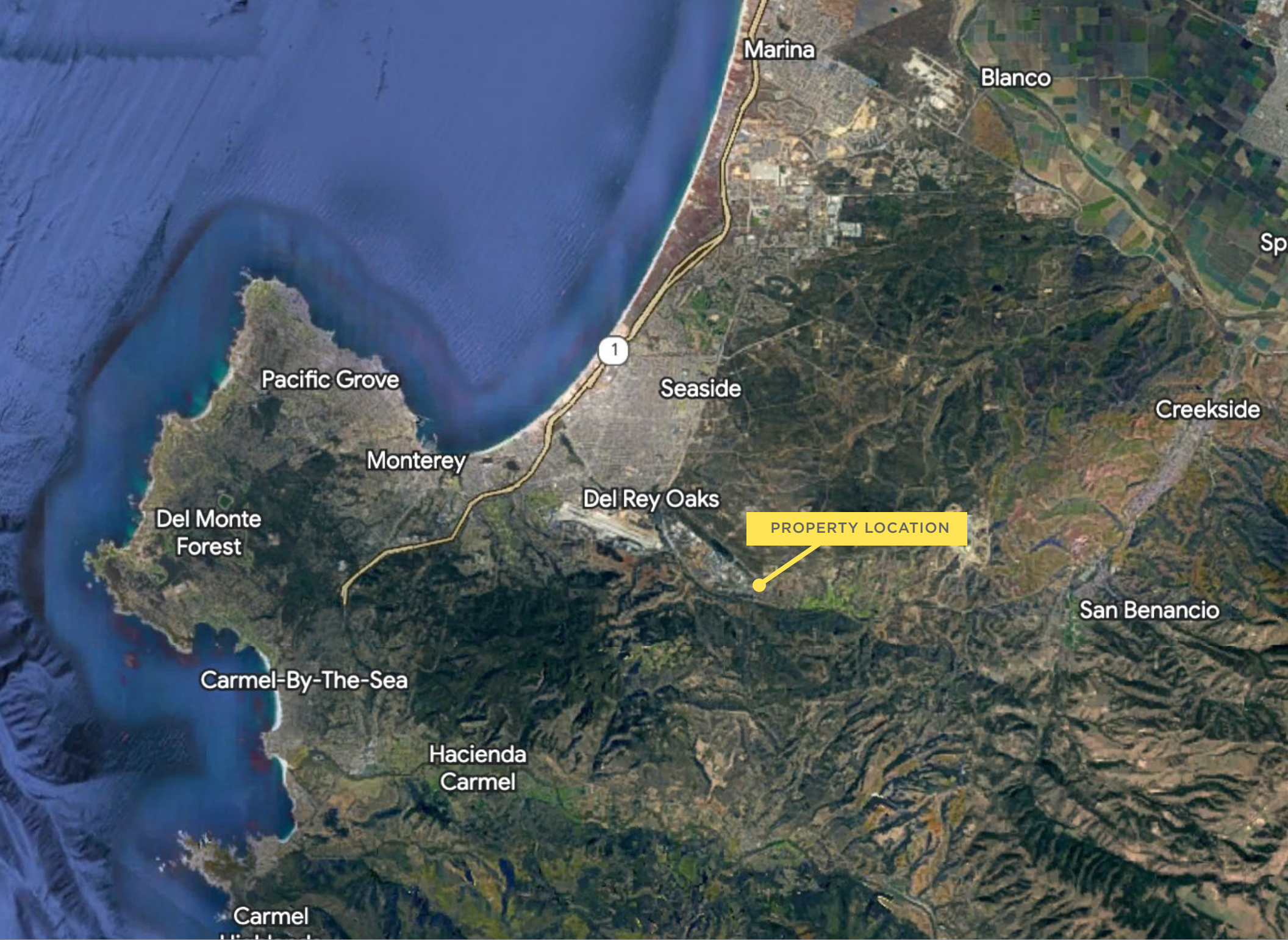


OFFICE PHOTOS



WAREHOUSE PHOTOS





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