

Commercial Pkwy

FOR SALE ±4,000 SF OFFICE WAREHOUSE ON 2.04 ACRES

11125 COMMERCIAL PARKWAY

CASTROVILLE, CA

 CUSHMAN &
WAKEFIELD

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

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Cushman and Wakefield and Mahoney & Associates are pleased to present to the market the opportunity to acquire a rare 2.04 acre lot with a $\pm 4,000$ Square Feet Office/Warehouse building property located within the Castroville Industrial Park. This is a master planned, full service industrial park in northern Monterey County. The location is accessible via Blackie Road, which is main east-west arterial providing direct access with State Highway 156 and Highway 1 and providing excellent access to the tri-county (Monterey, Santa Cruz, San Benito) area.

Property Details

Asking Price:	\$2,995,000	Building Configuration:	Approximately 1/3 office to 2/3 warehouse
Building Size:	$\pm 4,000$ SF		Building Fully Alarmed
Lot Size:	2.04 Acres fully fenced and paved		Two grade level roll-up doors
APNs:	133-492-006 and 133-492-007		On-site Septic Tank
Zoning:	Castroville Community Plan		Heating System in Office



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AMENITIES MAP



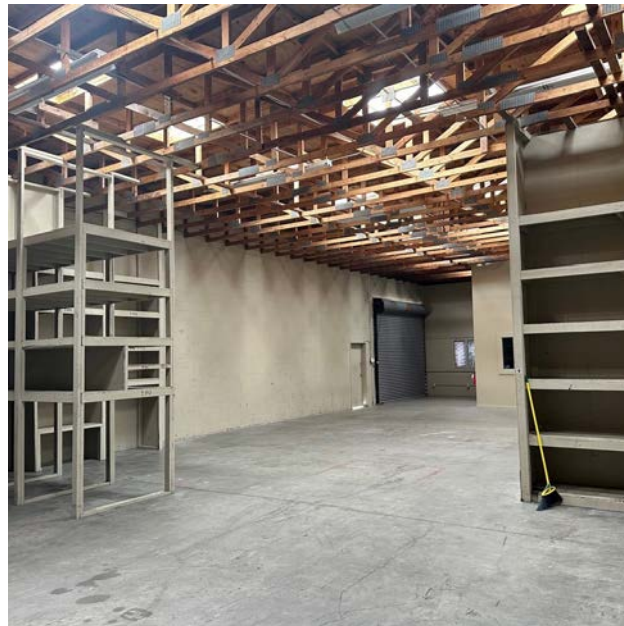


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PROPERTY PHOTOS



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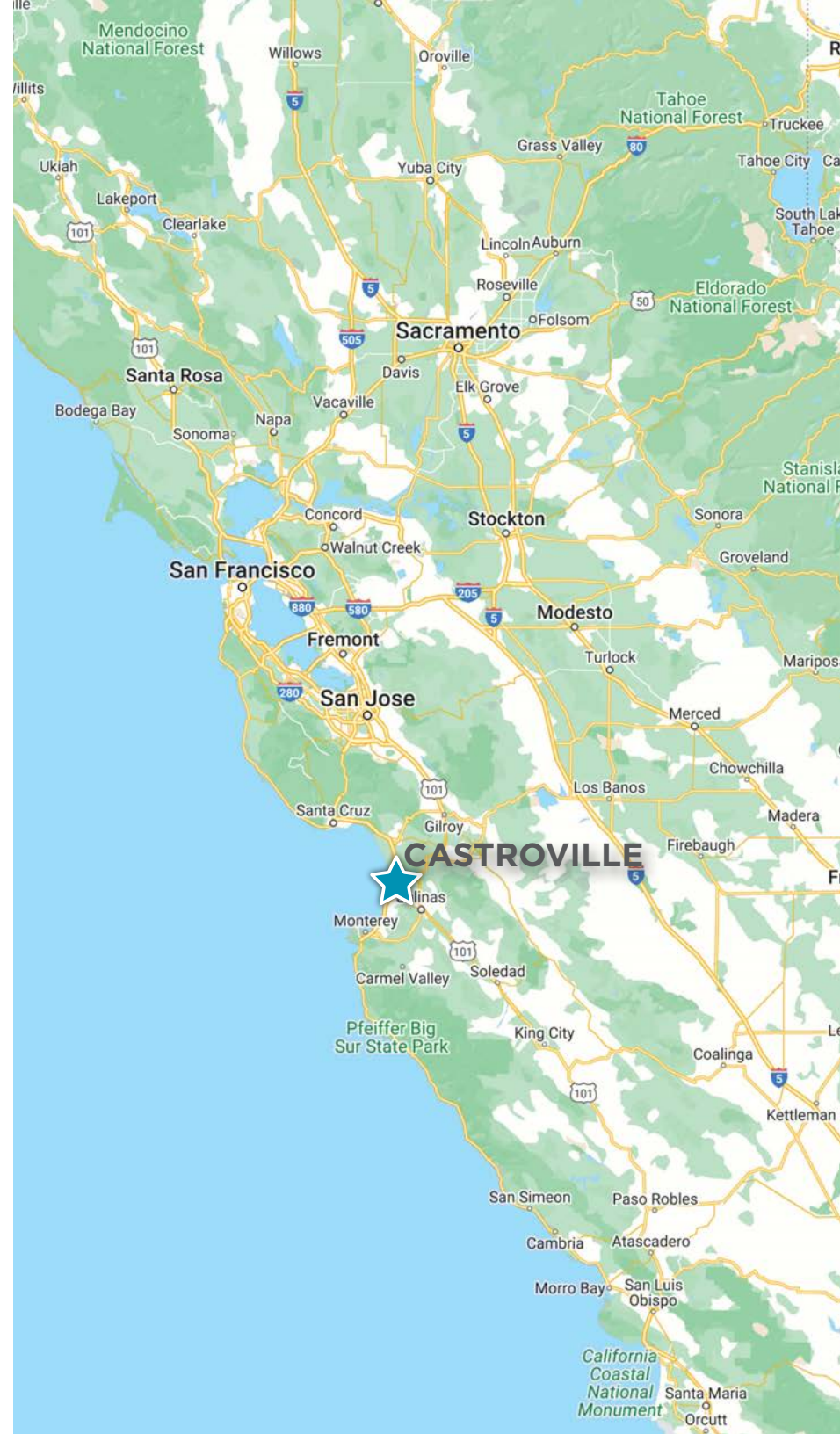
LOCATION OVERVIEW

Salinas Valley Area

- Castroville is strategically located in the Salinas Valley in unincorporated Monterey County, just 8.2 miles north of the City of Salinas, 15.7 miles northeast of the Monterey Bay, and 31 miles from Santa Cruz.
- Situated in the “Central Coast” region of California which includes the Monterey Peninsula and runs parallel to Monterey Bay.
- The property is adjacent to Highway 156, which connects Highway 101 to Highway 1.

Infrastructure

- Castroville is accessed by Highway 156 and Highway 183.
- Highway 156 passes east/west through the city and provides direct access to Highway 1 and Highway 101.
- Highway 183 connects the community of Castroville with the City Salinas to the south and Santa Cruz County to the north.
- Rail service is nearby on Union Pacific’s main line, connecting to shipping in the San Francisco Bay Area to destinations worldwide.
- Twelve major commercial trucking terminals and 18 additional carriers serve the Salinas Valley.
- More than 1,000 trucks per day export produce during peak season.





FOR MORE INFORMATION, CONTACT

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