



PARCEL 1: 800 SALINAS ROAD

OWNER: Pacific Harvest Seafoods, Inc.
APN: 012-160-033-000
LOT SIZE: 2.60 Acres, ±113,256 sf
ZONING: M-2 Heavy Industrial

PARCEL 2: 810 SALINAS ROAD

OWNER: Cobalt Holdings LLC
APN: 012-160-034-000
LOT SIZE: 6.03 Acres, ±262,667 sf
ZONING: M-2 Heavy Industrial

Can be subdivided

8.63 ACRES • 2 PARCELS

OFFERING MEMORANDUM

INDUSTRIAL BUILDING & UNDEVELOPED LAND

800 & 810 SALINAS ROAD | SAN JUAN BAUTISTA, CALIFORNIA

**Newmark
Knight Frank**

Exclusive Broker | **JOHN WEATHERBY**
650.358.5269 (W) | 650.207.1317 (C) | johnw@newmarkccarey.com | CA RE License #00640295

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PARCEL 1: 800 SALINAS ROAD

The building contains modern office amenities of a two story lobby/reception area, large lunch room, conference room, four restrooms, two removable cooling and two removable cold storage rooms, warehouse, outdoor patio area and truck staging areas.

OWNER:	Pacific Harvest Seafoods, Inc.
APN:	012-160-033-000
LOT SIZE:	2.60 Acres, ±113,256 sf
ZONING:	M-2 Heavy Industrial
GROSS BUILDING AREA:	±31,607 sf
FIRST FLOOR:	±25,664 sf, Ceiling Height: 31 ft.
SECOND FLOOR:	±5,943 sf, Ceiling Height: 8 ft.
WATER:	Two Water Tanks - 150,000 Gallons each (fed by Municipal and Well Water)
COOLING:	2 Coolers and 2 Freezer Rooms, Removable
FOUNDATION:	Concrete
PARKING:	70 spaces
HIGH DOORS/LOADING/ DRIVE-IN:	3 Double Wide Roll Up Drive In Doors 4 Single Wide Roll Up Drive In Doors
LOT AREA:	Surrounded with an 8' security fence and security cameras Fire hydrants ring the property (supported by the fire pumping system)

PARCEL 2: 810 SALINAS ROAD

The 6.03 acre vacant parcel is adjacent to the improved site (Parcel 1) and allows for future expansion. Both are surrounded by farmland and some housing.

OWNER:	Cobalt Holdings LLC
APN:	012-160-034-000
LOT SIZE:	6.03 Acres, ±262,667 sf
ZONING:	M-2 Heavy Industrial
DIVISIBLE:	Can be subdivided
HELICOPTER PAD:	Paved road to helicopter pad

PROPERTY HIGHLIGHTS

POWER:	700 Amps, 277/480 Volts, 3-Phase, 4-Wire Can be increased significantly								
FIBER:	Site adjacent to main internet fiber cables along Salinas Road								
INCENTIVES:	Special PG&E Incentives for new business								
LOCATION:	Proximity to major cities, airports and freeways								
	<table> <tr> <td>San Jose International Airport</td><td>48 miles</td></tr> <tr> <td>San Francisco International Airport</td><td>81 miles</td></tr> <tr> <td>Highway 101</td><td>3.6 miles</td></tr> <tr> <td>Interstate 5</td><td>44 miles</td></tr> </table>	San Jose International Airport	48 miles	San Francisco International Airport	81 miles	Highway 101	3.6 miles	Interstate 5	44 miles
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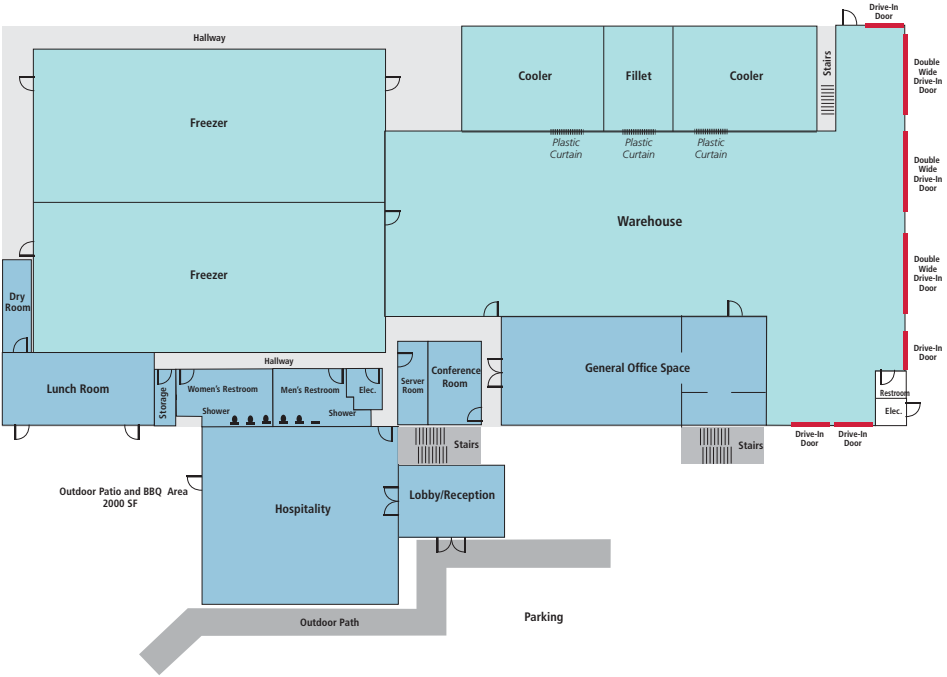
SALE PRICE: CONTACT BROKER

800 SALINAS ROAD

GROSS BUILDING AREA: ±31,607 sf

FIRST FLOOR

SIZE: ±25,664 sf
CEILING HEIGHT: 31 ft.



- TOTAL WAREHOUSE: ±14,252 sf*
- TOTAL OFFICE: ±11,412 sf

*Warehouse includes cold storage/cooler space with floor drains

SECOND FLOOR

SIZE: ±5,943 sf
CEILING HEIGHT: 8 ft.



- MECHANICAL/EQUIPMENT ROOM: ±1,912 sf
- TOTAL OFFICE: ±4,031 sf

