



Airport Blvd. | Salinas, California

**NEW INDUSTRIAL SPACE FOR LEASE | up to 130,140 sq. ft.**  
Immediately Adjacent to the Salinas Municipal Airport



For leasing information, please contact:

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 **CUSHMAN &  
WAKEFIELD**

**SWENSON**





## Property Description

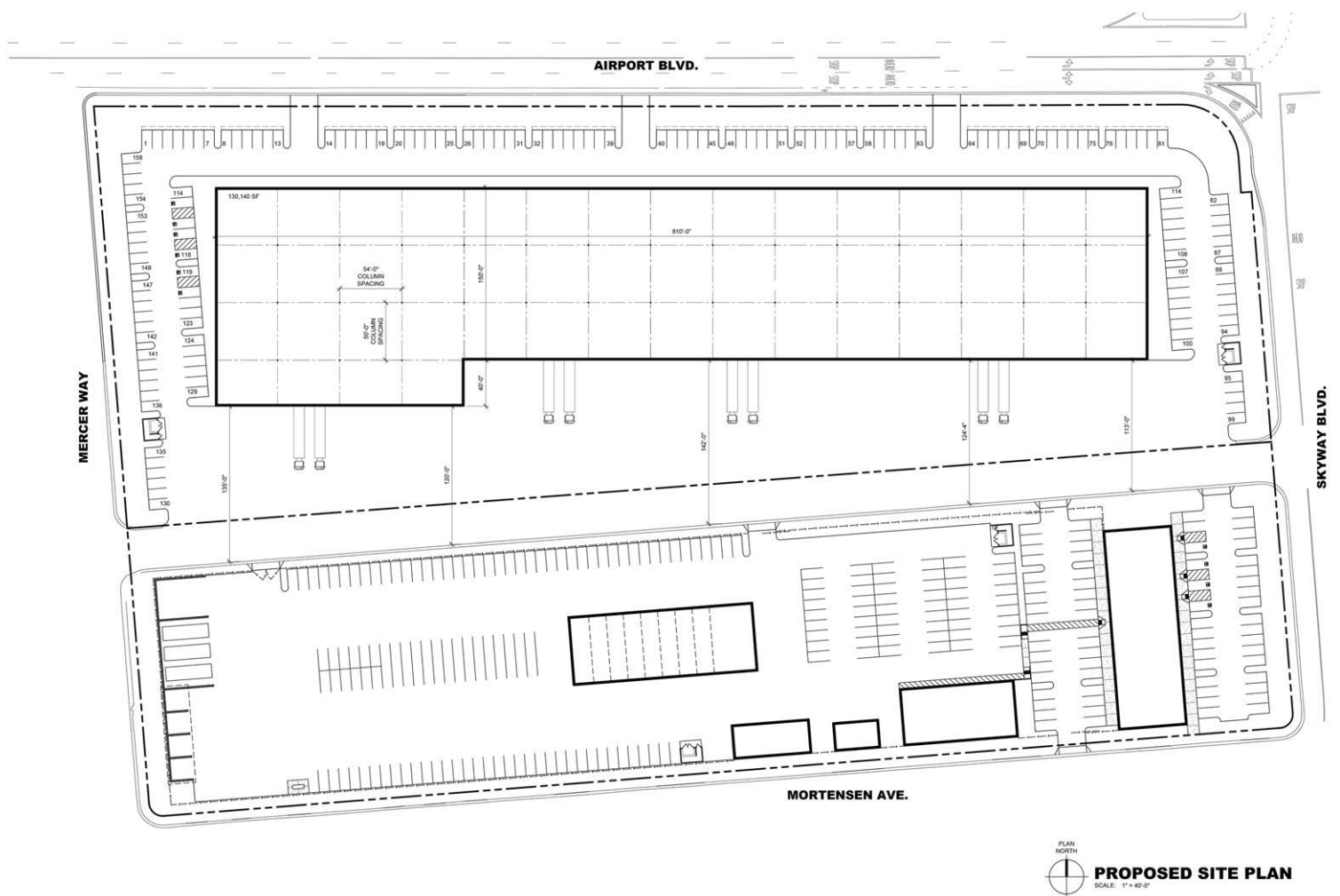
Salinas Business Park located immediately adjacent to the Salinas Municipal Airport, will be a state of the art warehouse/distribution center. The approximately 130,000 sq. ft. building will include 36 ft clear height, loading docs, 480V 3 phase power availability, and column spacing of 54' x 50' providing flexible unit sizes. Construction completion is estimated Q4 of 2020.

### BUILDING FEATURES

LOCATION	Airport Blvd, Salinas, CA
APN	003-862-001
BUILDING AREA	up to 130,140 sq. ft.
SITE AREA	approx. 7.53 acres
CEILING HEIGHT	36'
CONSTRUCTION TYPE	Concrete tilt, column spacing 50x54
DOCK DOORS	9'x10'
GRADE LEVEL DOORS	12'x14'
TI ALLOWANCE	\$5 PSF
TRUCK COURT	Minimum 113'
FIRE SPRINKLERS	ESFR
DESIRED TERM	5-10 Years
ESTIMATED DELIVERY	End of Q4 2020
POWER	480V, 3 Phase available
ASKING RENT	\$1.00 PSF NNN (NNN estimated @0.30 PSF)

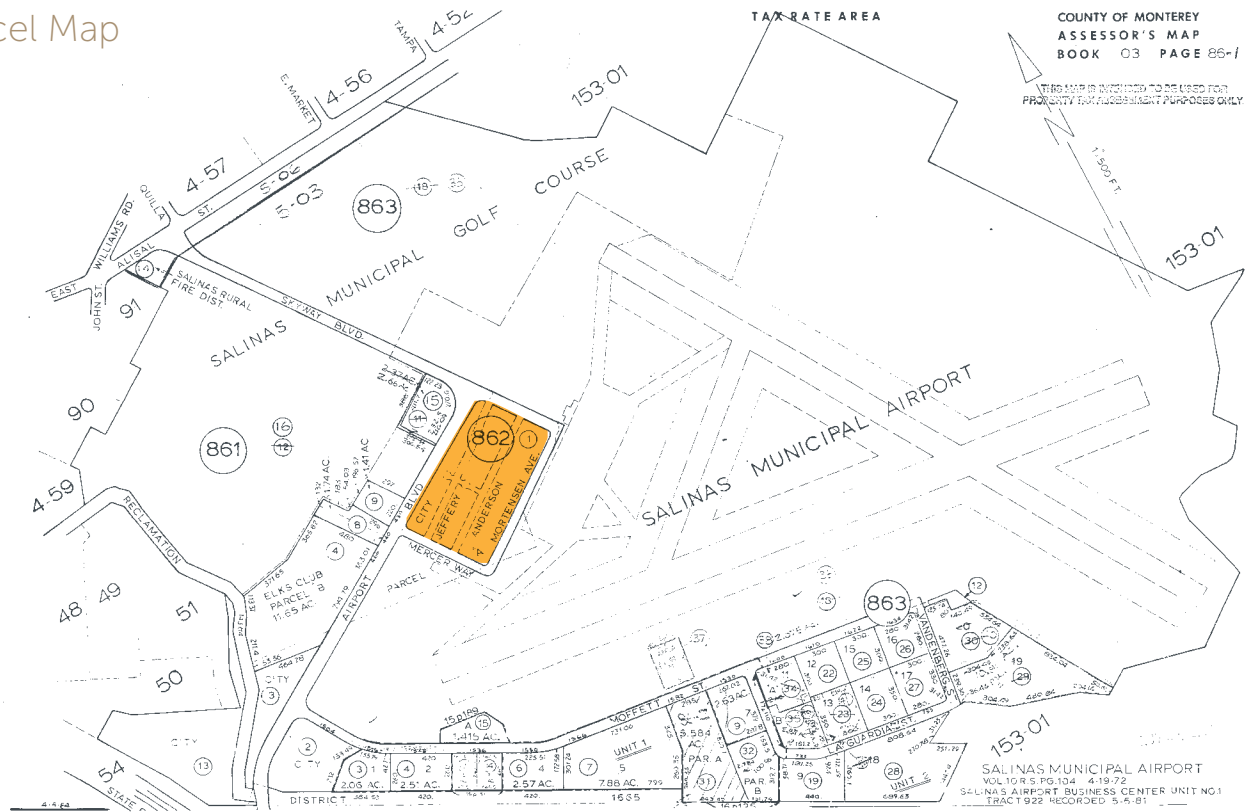


## Site Plan





# Parcel Map







STARBUCKS  
HAMPTON INN

DENNY'S  
CHEVRON  
CARL'S JR.  
MCDONALDS

101

183

DENNY'S - MOTEL 6  
JACK IN THE BOX - 76 GAS  
INNS OF CALIFORNIA

SUBWAY  
PILOT TRUCK STOP  
ARCO AM/PM  
7 ELEVEN

SALINAS  
FAIRWAYS

HARTNELL  
COLLEGE  
ALISAL  
CAMPUS

SALINAS MUNICIPAL  
AIRPORT



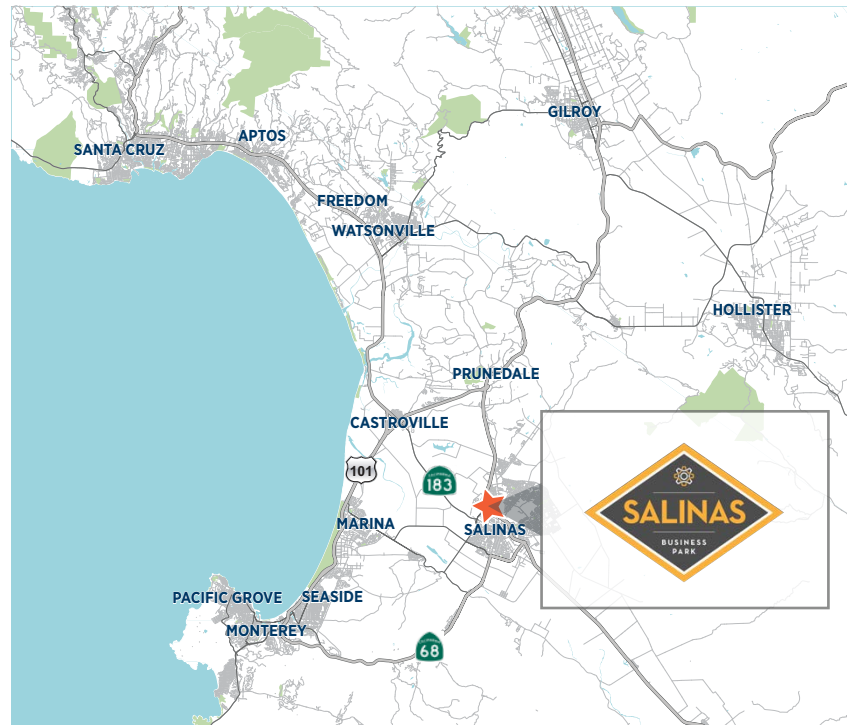


## Location Highlights

- The City of Salinas is located along Highway 101 at the North end of the Salinas Valley. The Monterey Peninsula is 15 miles away, Santa Cruz is 37 miles, and South Bay Area is 40 miles.
- Situated in the "Central Coast" region of California which includes the Monterey Peninsula.
- The property is adjacent to Highway 68 and Highway 101.

## Infrastructure

- Salinas is accessed by Highway 101, Highway 183, and Highway 68.
- Highway 101 passes north/south through the city and provides direct access to the Bay Area.
- Highway 183 connects the City of Salinas with the community of Castroville and Santa Cruz.
- Highway 68 connects Salinas to the Monterey Peninsula.
- 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.



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