



FOR SUB-LEASE

Warehouse/Distribution Facility

417-B Salinas Road, Royal Oaks / CA

**BELOW MARKET
RENTS!!**



CENTRAL LOCATION SERVING SANTA CRUZ, MONTEREY AND SAN BENITO COUNTIES

Property Highlights

- Three (3) Dock High & One (1) Grade Level Roll Up Door
- Ample Power (400A 3ph 208V)
- 12 On-Site Parking Spaces & 7 across the Street -
Totaling 19 Parking Spaces

Space/Pricing Details

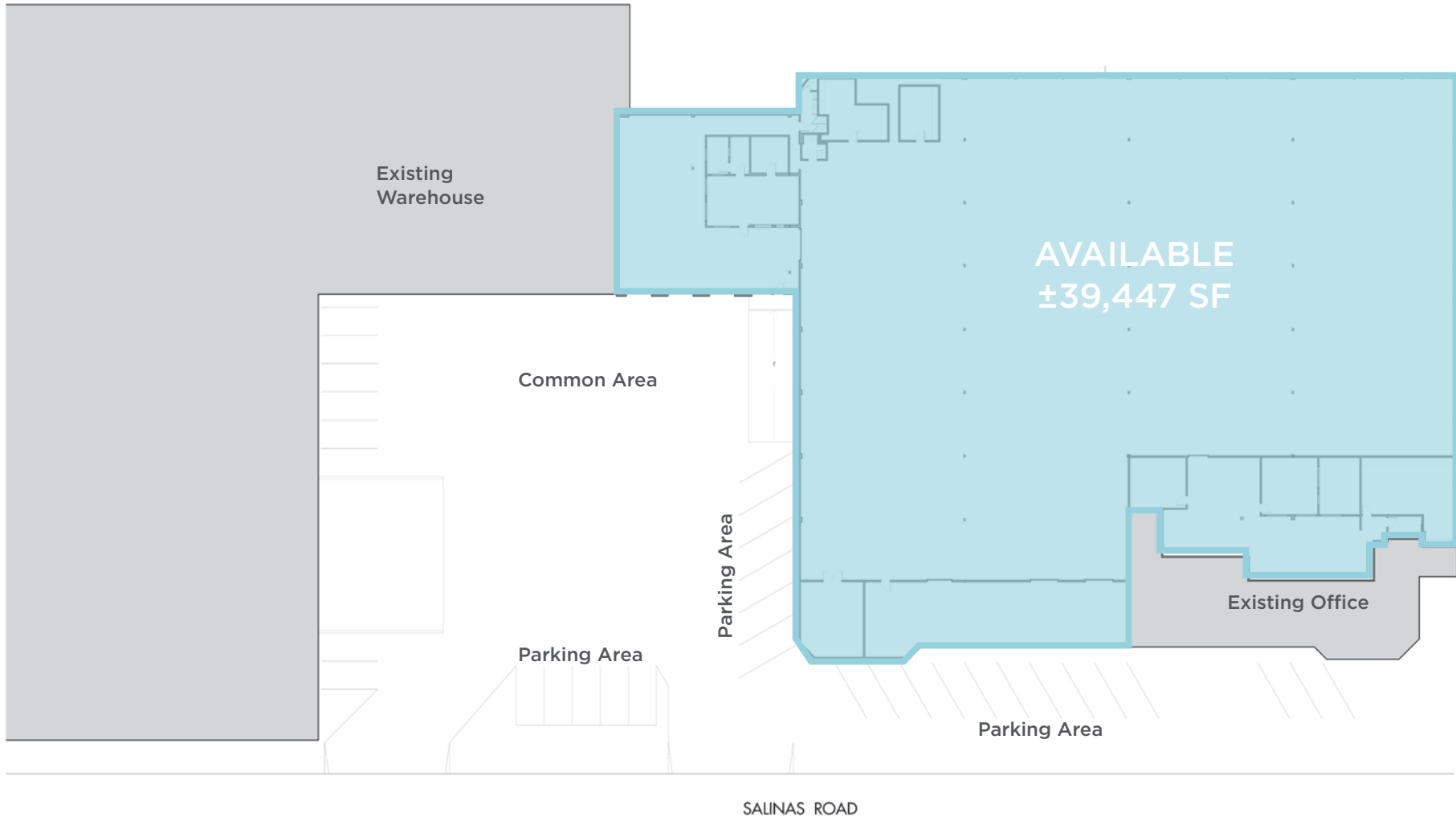
- Total Building Size: ±88,721 SF
- Total SF Available: ±39,447 SF
(44.46% of Building)

Rent: **\$0.59**/SF Per Month Industrial Gross
\$23,274.00 per month through 12/31/2022

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Floor Plan



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Interior Photos



THREE DOCK HIGH ROLL UP DOORS



WAREHOUSE INTERIOR



SHIPPING/RECEIVING OFFICE



INSULATED WAREHOUSE

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Location Map



Exterior Photos



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