



SALINAS
BUSINESS PARK

RUN YOUR BUSINESS ONTO THE RUNWAY

Modern Industrial Space at Salinas Municipal Airport



AIRPORT BOULEVARD, SALINAS, CA

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SWENSON

DIRECT WAREHOUSE-TO-RUNWAY ACCESS FOR FIRMS WITH **LOFTY AMBITIONS**

Technology companies in the aviation industry, major distributors, growing agribusinesses or other firms looking for airport-adjacent warehouse and/or manufacturing space will find it at Salinas Business Park, immediately adjacent to Salinas Municipal Airport in the heart of Monterey County.

Located on just over 13 acres, the state-of-the-art industrial development provides a one-of-a-kind connection to the ramp leading to Salinas Airport's two 6,000-foot and 4,825-foot runways. The airport also features a 90x90-foot helipad for quick and convenient travel in and out.



- 229K SF of total building space
- Flexible layouts from 1-4 buildings
- 36ft clear height
- 480V 3-Phase power available
- Taxi to & from the runway
- Premier location adjacent to Salinas Municipal Airport



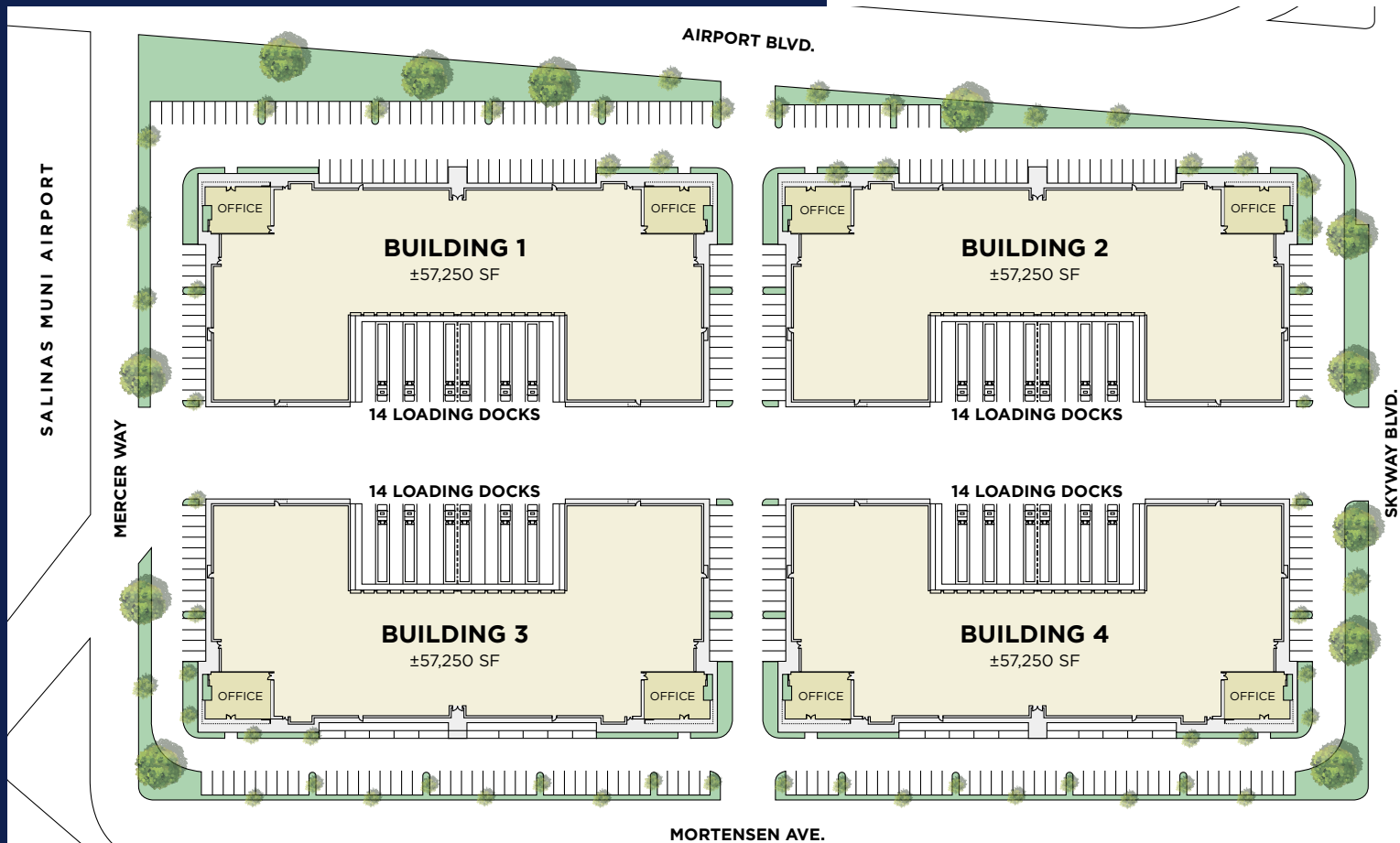
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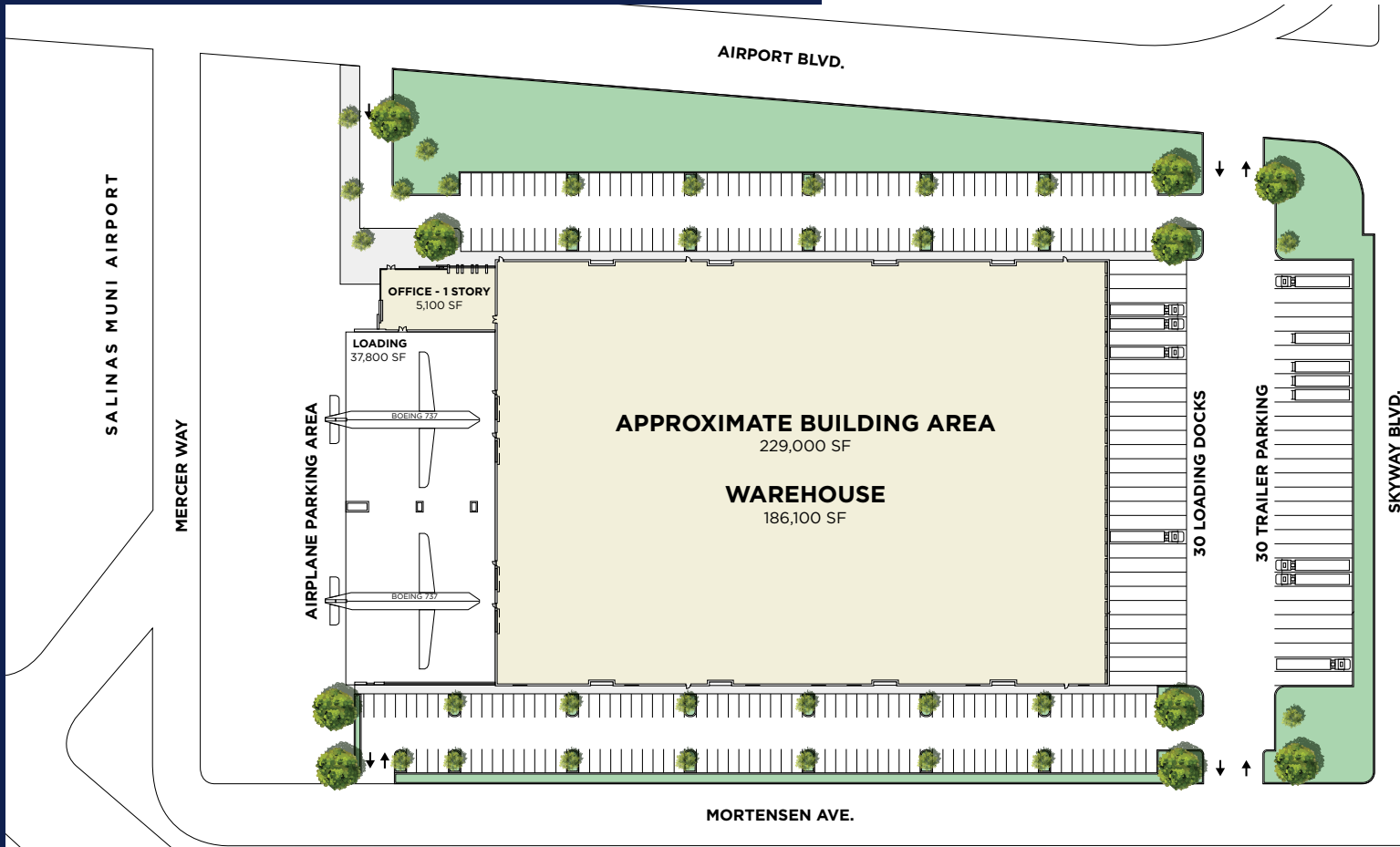
APN	003-862-001
Building Area	Up to 229,000 SF
Site Area	Approx. 13.15 acres
Clear Height	36'
Construction Type	Concrete tilt, column spacing 50x50
Dock Doors	9'x10'
Grade Level Doors	12'x14'
Truck Court	Minimum 113'
Fire Sprinklers	ESFR
Desired Term	10 Years
Estimated Delivery	Q2 2027
Power	480, 3-Phase available



FOUR BUILDING CONCEPT



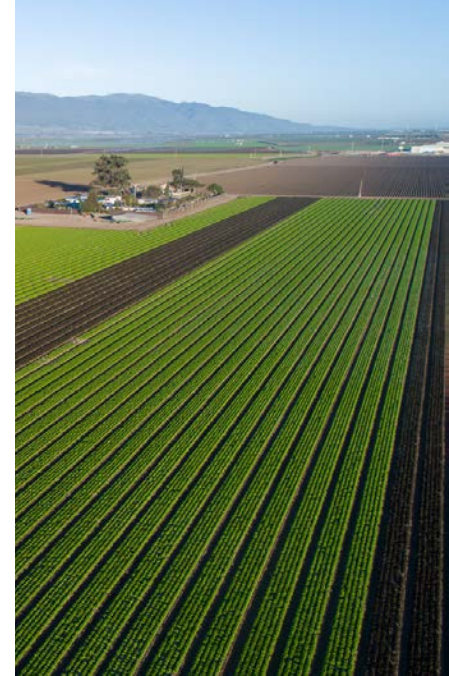
SINGLE BUILDING CONCEPT



A PREMIER LOCATION

Located in the vibrant Salinas Valley, Salinas Business Park offers a strategic location with a thriving community and close proximity to key transportation corridors.

- Immediate access to Highway 101, 68 & 183
- Known as the “Salad Bowl of the World” for its fresh produce
- World hub of agricultural technology
- Over 100 manufacturing firms locate in Salinas



WHERE CONNECTION DRIVES COMMERCE

Salinas Business Park is supported by a robust transportation network that ensures seamless regional and national connectivity.

- Salinas is accessed by Highway 101 and provides direct access to Silicon Valley and the Bay Area.
- Rail service is available nearby via Union Pacific's main line, offering connections to shipping routes in the San Francisco Bay Area and beyond.
- 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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For more information, please contact:

GREG FINDLEY

Managing Director

+1 831 755 1639

greg.findley@cushwake.com

Lic. 01170453

MICHAEL BASSETTI

Director

+1 831 737 1124

michael.bassetti@cushwake.com

Lic. 01422049

WOODY FENLEY

Associate

+1 831 647 2111

richard.fenley@cushwake.com

Lic. 02253434

