SALINAS
BUSINESS PARK

MODERN INDUSTRIAL SPACE AT SALINAS MUNICIPAL AIRPORT

Ideal for Distribution & Advanced Manufacturing

The closest scalable industrial hub to Northern California's
newest major Amazon fulfillment node



AIRPORT BOULEVARD, SALINAS, CA

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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.

Salinas Business Park is also the closest scalable industrial campus to Northern California's newest 3 million square foot Amazon fulfillment center–just one off-ramp away.





- 229K SF of total building space
- Flexible layouts from 1-4 buildings
- 36ft clear height
- 4,800 Amps, 480V 3-Phase power available
- Taxi to & from the runway
- Premier location adjacent to Salinas Municipal Airport

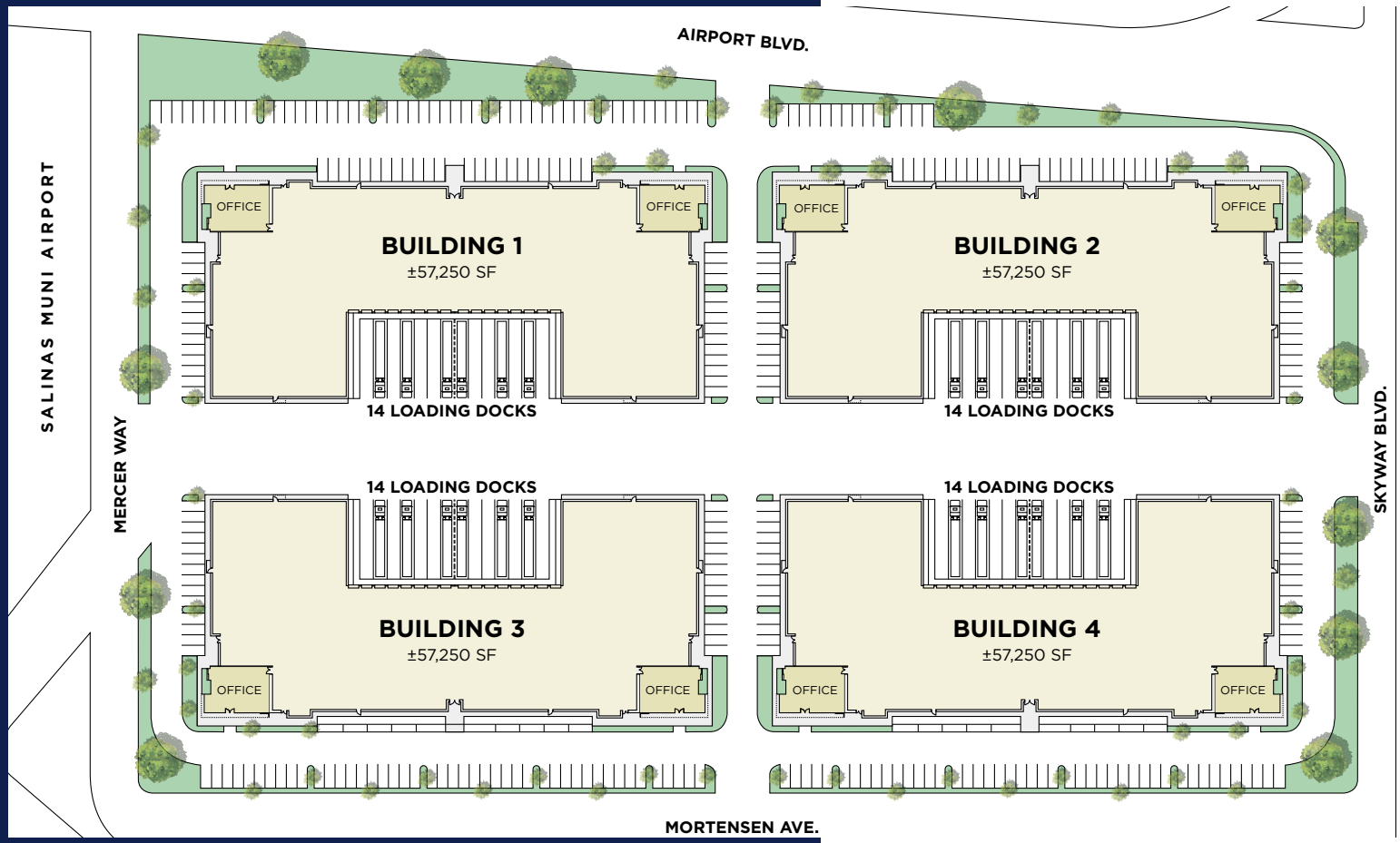
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APN	003-862-001
Building Area	Up to 229,000 SF
Site Area	Approx. 13.15 acres
Clear Height	36’
Construction Type	Concrete tilt, column spacing 50x50
Dock Doors	9’x10’
Grade Level Doors	12’x14’
Truck Court	Minimum 113’
Fire Sprinklers	ESFR
Desired Term	10 Years
Estimated Delivery	Q4 2027
Power	4,800 Amps, 480V, 3-Phase available





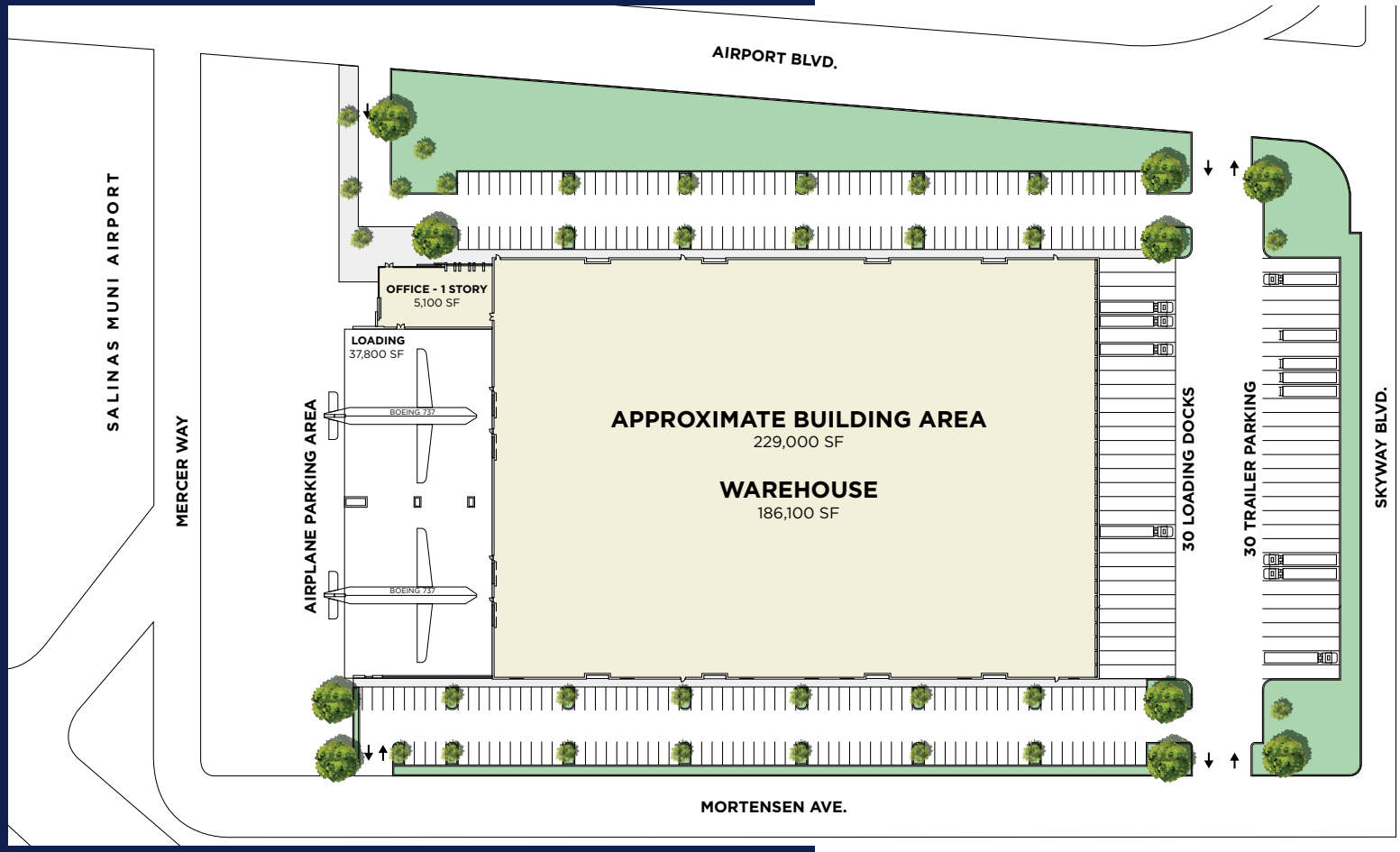
FOUR BUILDING CONCEPT





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SINGLE BUILDING CONCEPT





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ONE MILE FROM

AMAZON

ZERO

COMPARABLE SPACE

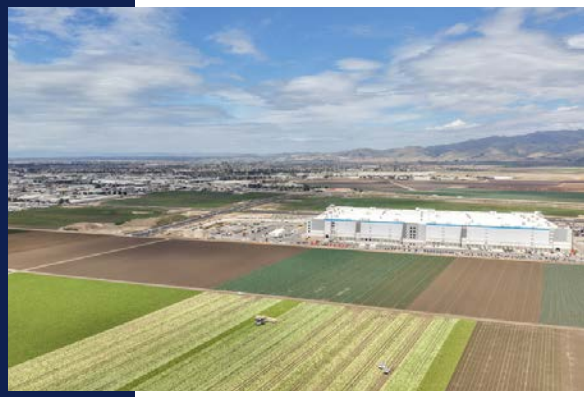
Salinas Business Park is the closest scalable industrial campus to Northern California's newest 3 million square foot Amazon Fulfillment Center (SJC8), known as "Project GOAT".

The Amazon Fulfillment Center is a state-of-the-art, robotics-enabled logistics facility rising in South Salinas within the Salinas Ag-Industrial Center and is one of the largest industrial developments in California.

Scheduled to open in Q1 2027, the facility will serve as a high-speed fulfillment and sortation hub, leveraging advanced automation to process and route millions of orders across Central and Northern California. As a key link in Amazon's supply chain, it will connect Amazon's regional supply network to delivery stations and carrier partners including USPS, UPS, and Amazon Logistics.

Strategically positioned along Highway 101, the project will strengthen regional logistics efficiencies while reinforcing Salinas' emergence as a major industrial and distribution hub. Once operational, it is expected to employ approximately 1,200-1,500 workers and drive significant economic growth within the Salinas Ag-Industrial Center.









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 and distribution firms locate in Salinas, including Amazon’s new 3 million SF facility









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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