

# Industrial / Manufacturing Building For Sale

13525 Blackie Road, Castroville, California



MAJOR PRICE REDUCTION

## OFFERING MEMORANDUM

±87,416 SF INDUSTRIAL BUILDING ON A 3.384 ACRE LOT

ASKING PRICE: ~~\$9,750,000~~ **\$8,950,000**

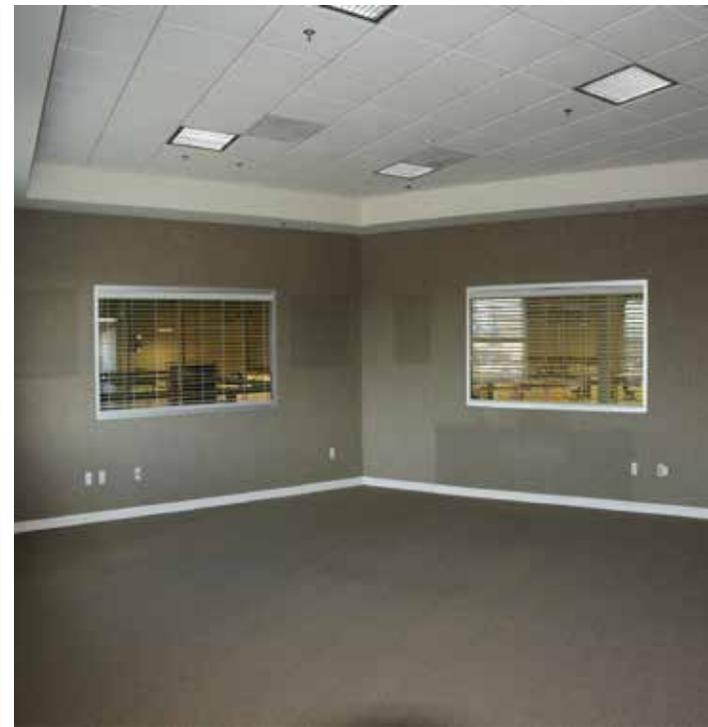


### Property Description

The subject property is located within the Castroville Industrial Park. This is a master planned , full service industrial park in northern Monterey County. The location is accessible via Blackie Road, which is main east-west arterial providing direct access with State Highway 156 and Highway 1 and providing excellent access to the tri-county area.

<b>Location:</b>	13525 Blackie Road, Castroville, CA
<b>APN:</b>	030-301-002
<b>Building Area:</b>	±24,539 SF - Light Manufacturing ±36,248 SF - Warehouse ±6,048 SF - Mezzanine Storage ±20,581 SF - Office/Lunch Room <u>±87,416 SF - TOTAL</u>
<b>Site Area:</b>	±3.384 Acres
<b>Zoning:</b>	Castroville Community Plan
<b>Ceiling Height:</b>	±20-24 Clear Height
<b>Power:</b>	480V, 2500 Amp, 3 Phase
<b>Door Access:</b>	2 Loading docks & 2 Grade level doors
<b>Asking Price:</b>	<del>\$9,750,000</del> <b>\$8,950,000</b>





# FOR SALE

## 13525 BLACKIE ROAD | CASTROVILLE, CA

### Parcel Map

THIS MAP IS INTENDED TO BE USED FOR  
PROPERTY TAX ASSESSMENT PURPOSES ONLY

TAX CODE AREA

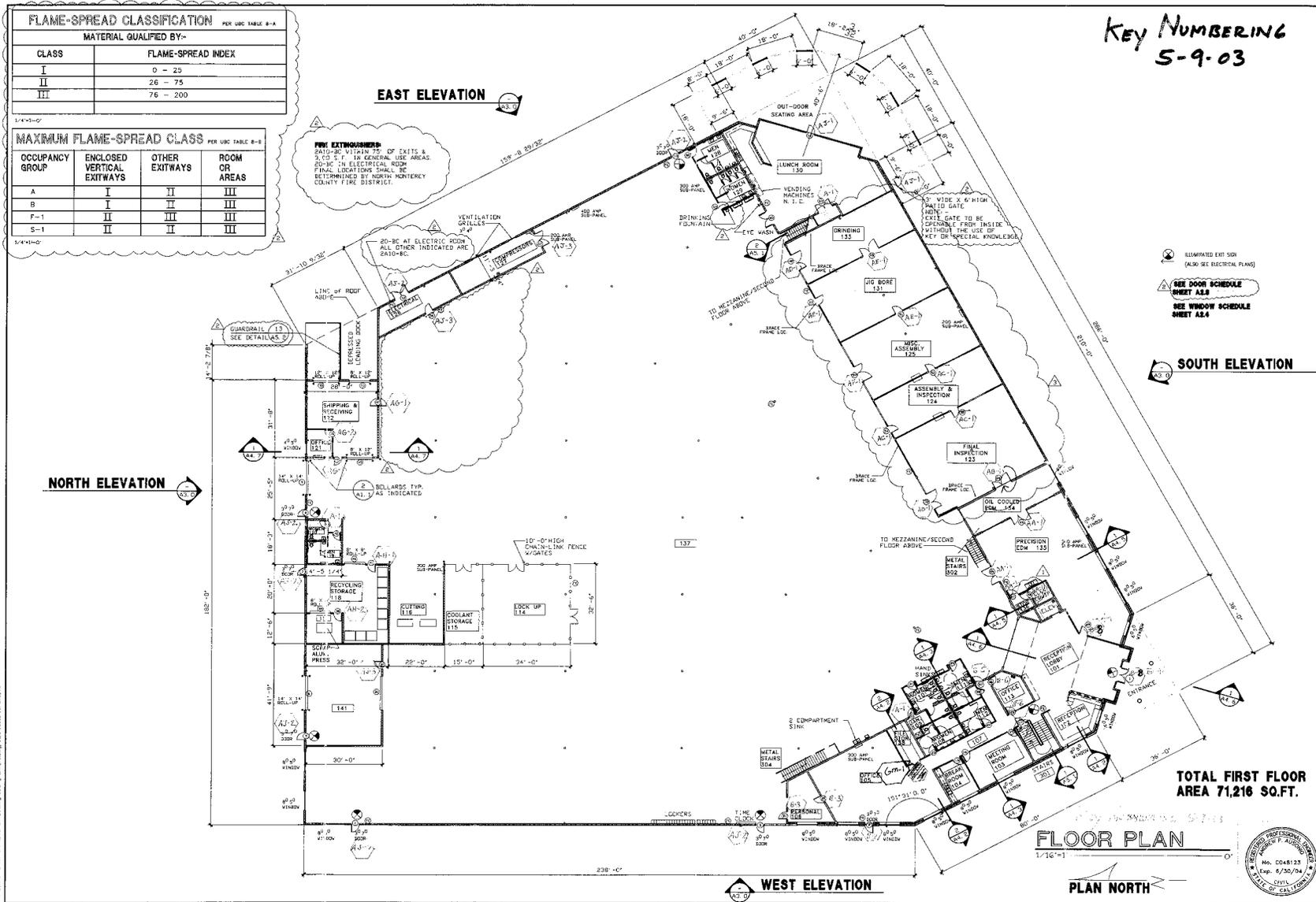
COUNTY OF MONTEREY  
ASSESSOR'S MAP  
BOOK 30 PAGE 30



SCALE: 1 IN. = 200 FT.

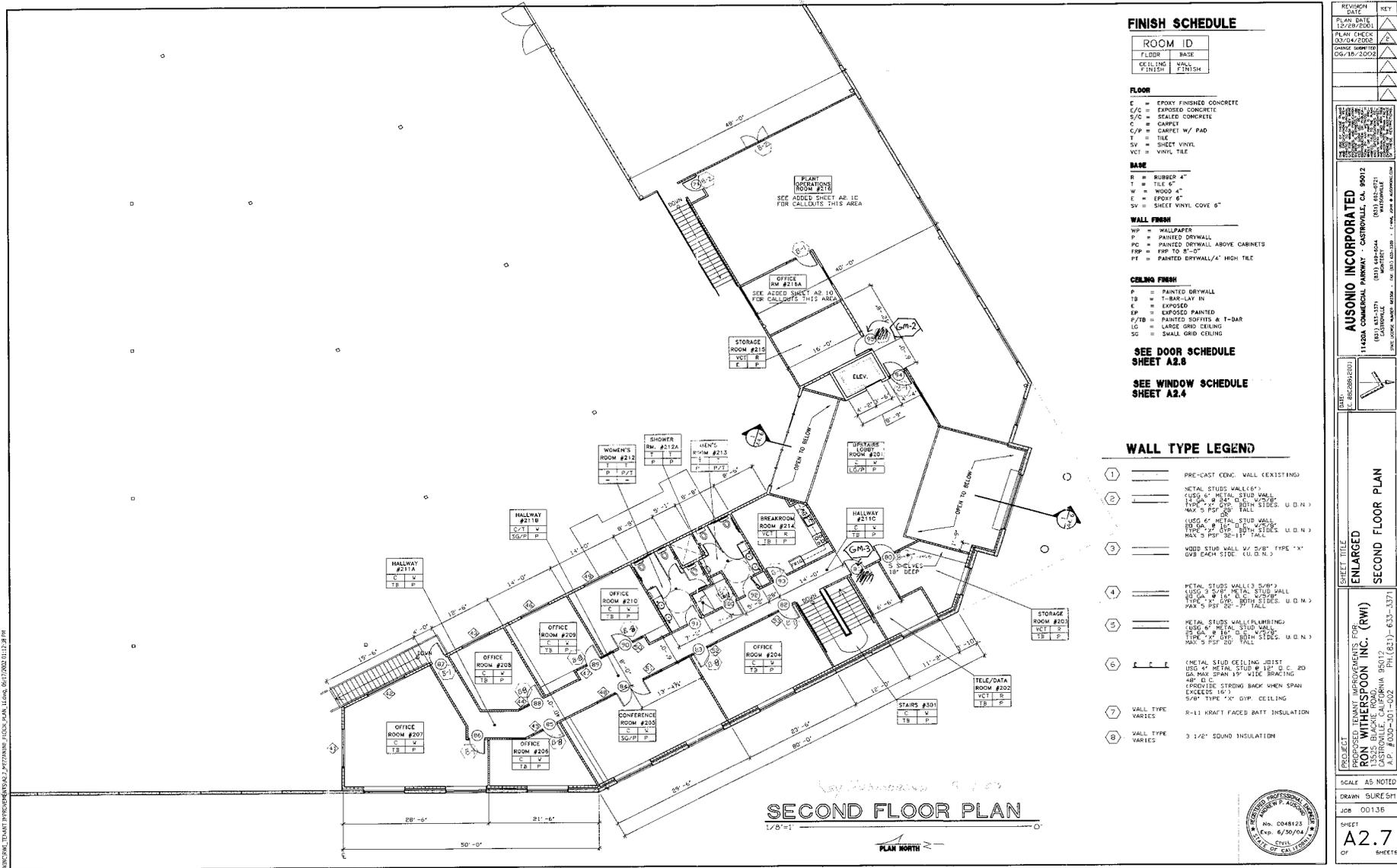


### Floor Plans - First Floor



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### Floor Plans - Second Floor



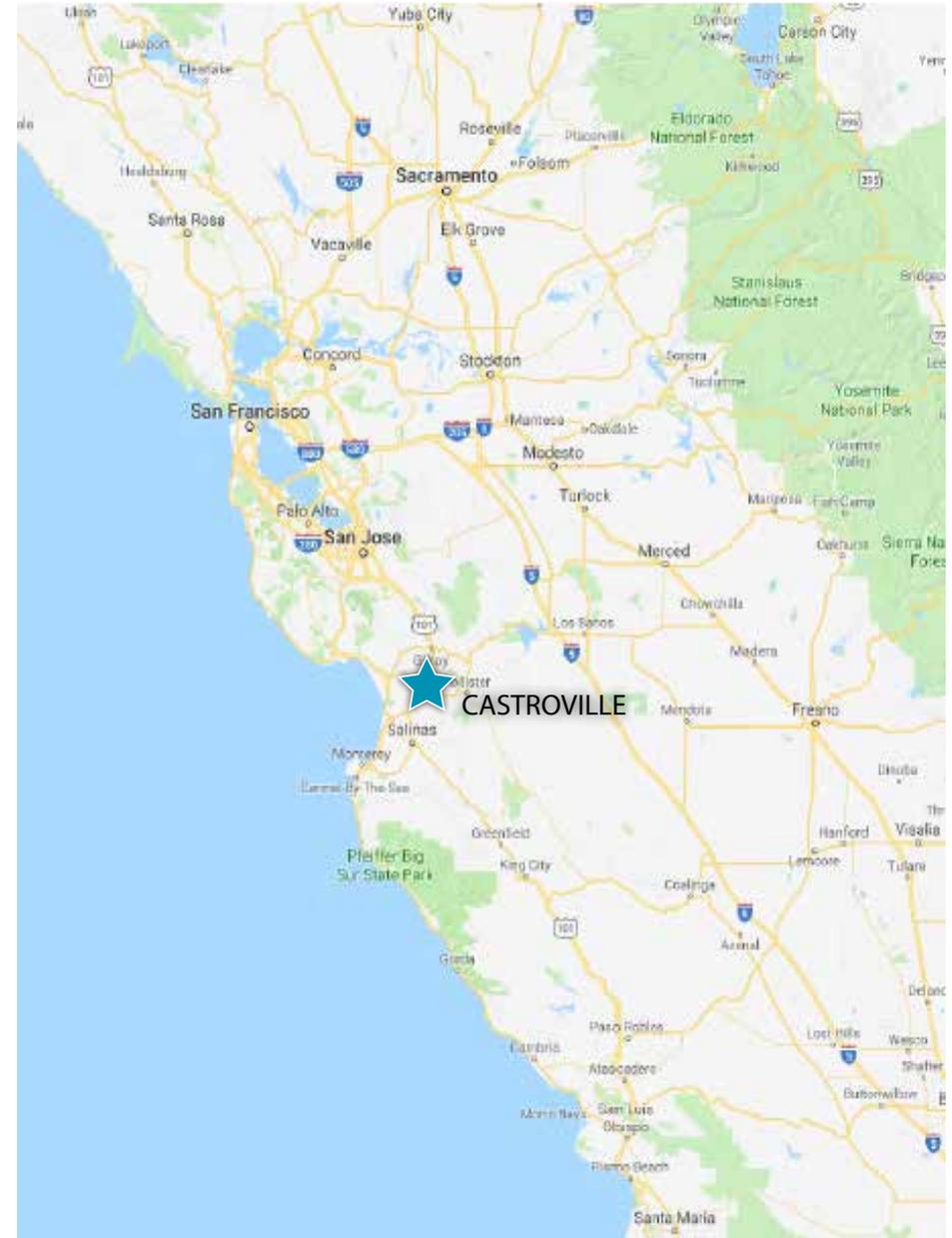
### Location Overview

### Salinas Valley Area

- Castroville is strategically located in the Salinas Valley in unincorporated Monterey County, just 8.2 miles north of the City of Salinas, 15.7 miles northeast of the Monterey bay, and 31 miles from Santa Cruz.
- Situated in the “Central Coast” region of California which includes the Monterey Peninsula and runs parallel to Monterey Bay.
- The property is adjacent to Highway 156, which connects Highway 101 to Highway 1.

### Infrastructure

- Castroville is accessed by Highway 156 and Highway 183
- Highway 156 passes east/west through the city and provides direct access to Highway 1 and Highway 101.
- Highway 183 connects the community of Castroville with the City Salinas to the south and Santa Cruz County to the north.
- 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.



## Location Overview

13525 Blackie Road is roughly 1 mile south of the Central Business District. The location is accessible via Blackie Road, which is a main east-west arterial providing direct access with State Highway 156 and Highway 1.

MONTEREY PENINSULA



183



COAST AMERICAN  
COOLING



CENTRAL COLD  
STORAGE



SUBJECT SITE



CHIC EVENTS



MERRITT STREET

BLACKIE ROAD

OCEAN MIST PARKWAY

156

1

# Industrial / Manufacturing Building

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13525 Blackie Road, Castroville, California

## CONTACTS

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