

**RARE
DEVELOPMENT
OPPORTUNITY**

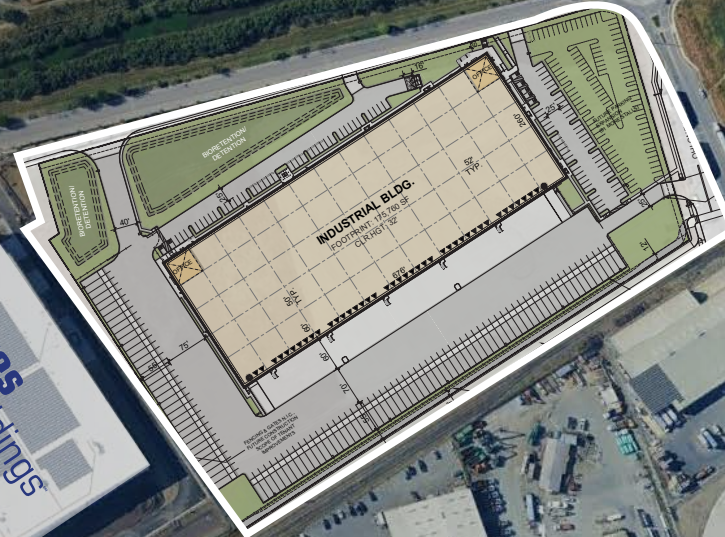
OFFERING MEMORANDUM



MANABE OW RD

CABRILLO HWY

OHLONE PKWY



100 MANABE OW ROAD

Watsonville, CA

13.4 ACRES FOR SALE

Entitled For ±175,760 SF Class A Warehouse/Distribution Building



PROPERTY OVERVIEW

Property Highlights



Convenient access to Highway 1, both North & South; close to Highways 152, 156, 101 & Interstate 5



Sidewalk, curb, gutter & street lights



Property is level



Utilities/water/sewer on-site



Close to downtown Watsonville, nearby shopping & restaurants

Property Description

APN #s	Gross Acres (Per Assessor's Records)	Gross Square Feet
018-711-35 & 37	13.41 AC	±584,139

County/City Santa Cruz County/City of Watsonville

Topography Level

Jurisdiction City of Watsonville

Zoning IP (Industrial Park) subject to City of Watsonville's Manabe Ow Business Park Specific Plan

Utilities Utilities, water, sewer on site

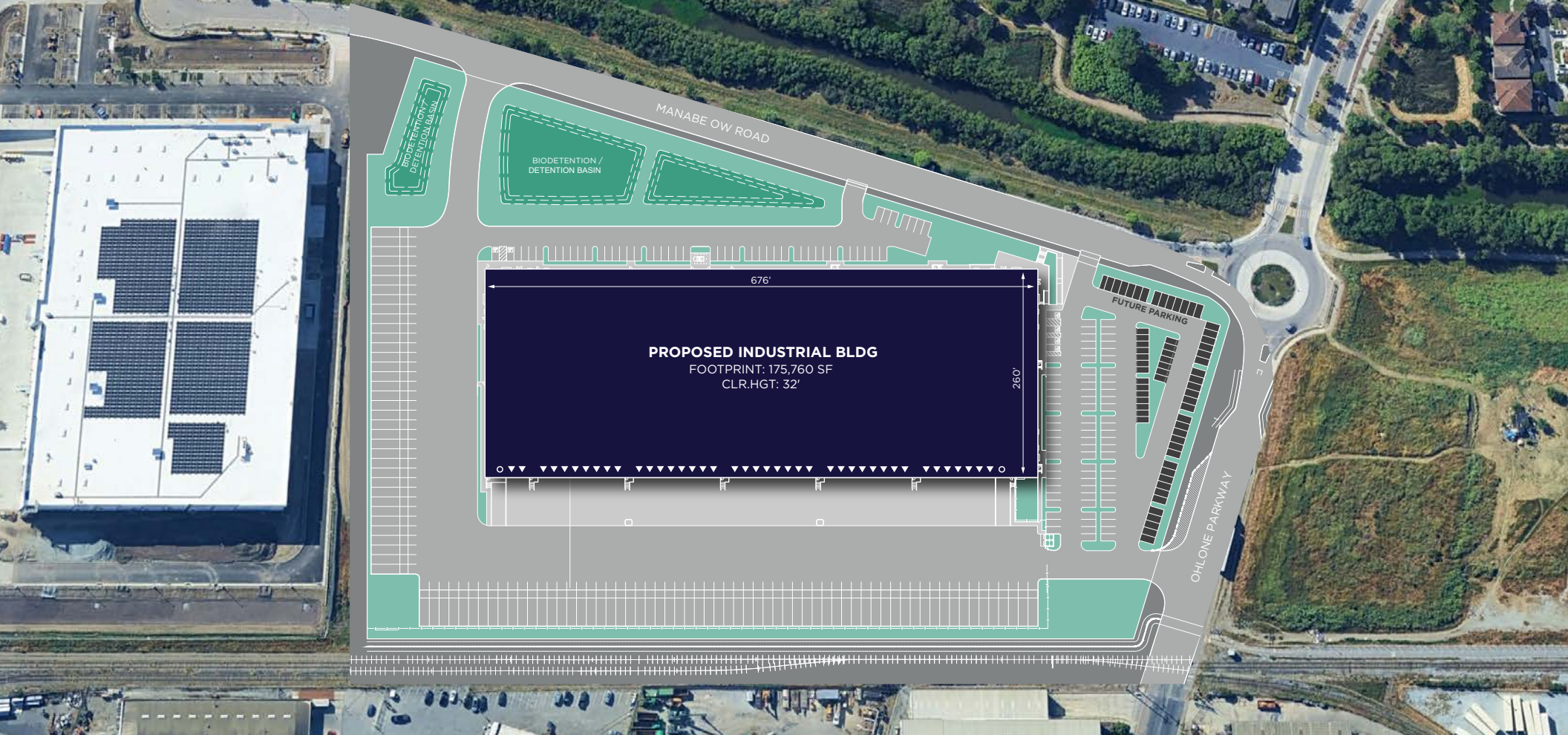
Property Status Property is vacant/undeveloped with entitlements in place, ready for construction

Comments

Rare large industrial parcel in Watsonville's newest business park

Located within Watsonville's major industrial area with good visibility and North/South access to Highway 1

Fully entitled for a ±175,760 SF warehouse/distribution facility



PRELIMINARY BUILDING SPECIFICATIONS

BUILDING AREA (SF): **±175,760 SF**

WAREHOUSE AREA (SF): **±166,972 SF**

OFFICE AREA (SF): **±8,788 SF**

LAND AREA (ACRES): **13.41 Acres**

SITE COVERAGE: **30.00%**

CONSTRUCTION: **Concrete tilt-up**

CLEAR HEIGHT: **32'**

FLOOR THICKNESS: **6" reinforced minimum**

POWER: **1,800 AMP+ minimum**

CD'S: **Construction Drawings available**

FIRE PROTECTION: **ESFR**

ROOF: **Hybrid or alternative structure based on sustainability**

SKYLIGHTS: **1.5%**

COLUMN SPACING: **50' x 52'**

TRUCK COURT: **185'; Approved for fenced, secure truck court**

BUILDING DEPTH: **260'**

CONCRETE APRON: **60'**

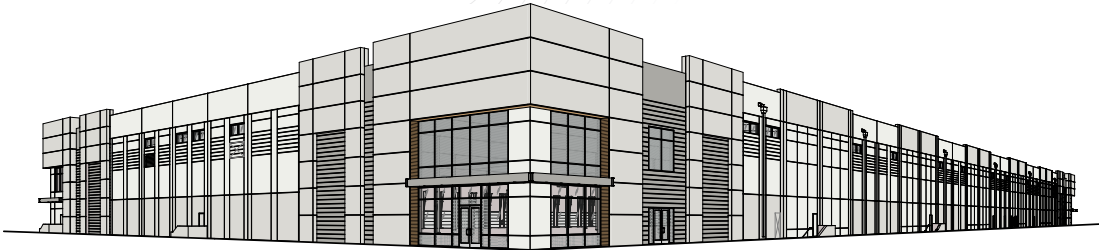
GRADE LEVEL DOORS: **2**

DOCK HIGH DOORS: **Nine dock packages are included via the shell plan; potentially increasing to 41**

CAR PARKING: **100 stalls with future expansion of 91 stalls available**

TRAILER PARKING: **99 stalls**

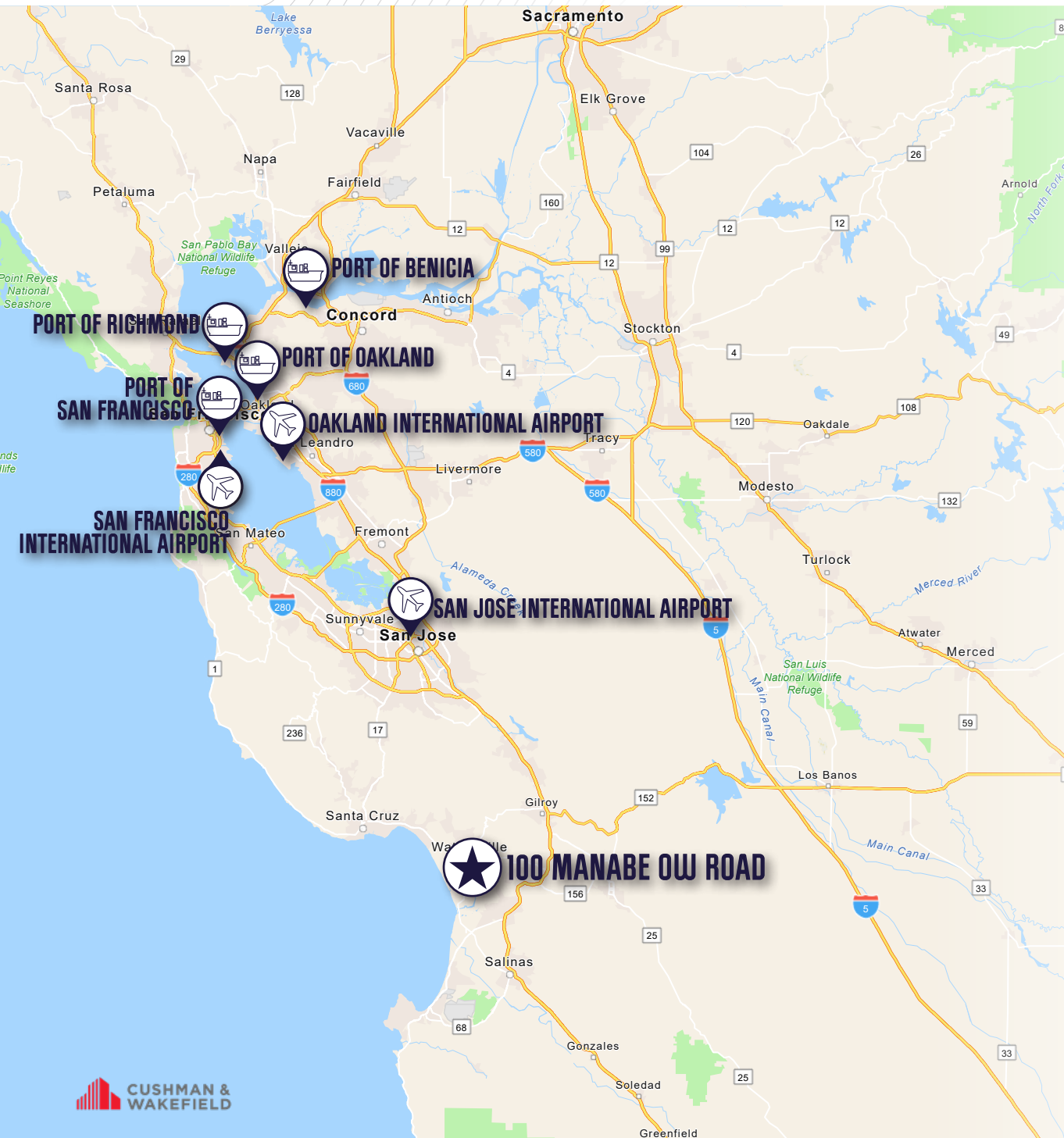
PROJECT RENDERINGS



CORPORATE NEIGHBORS & AMENITIES



ACCESS TO THE CENTRAL COAST



APPROXIMATE DISTANCES TO NEARBY MARKETS

Santa Cruz 19.7 mi

Salinas 19.9 mi

Gilroy 23.7 mi

Monterey 26.2 mi

Carmel-by-the-Sea 29.7 mi

San Jose 48.3 mi

APPROXIMATE DISTANCES TO MAJOR HIGHWAYS

CA-1 1.4 mi

CA-129 1.3 mi

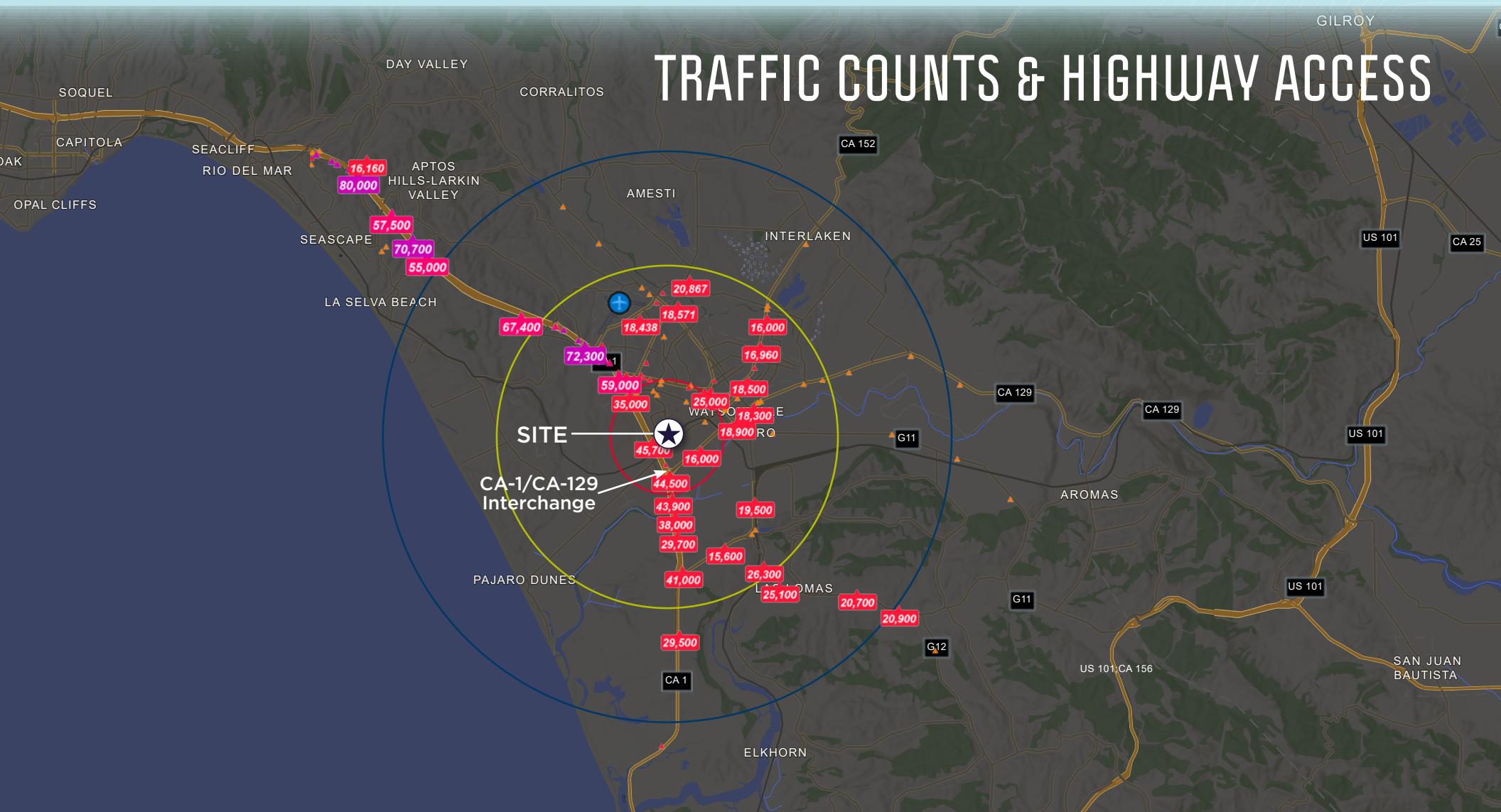
CA-152 2.0 mi

US-101 11.8 mi

DEMOGRAPHICS

2024 Statistics

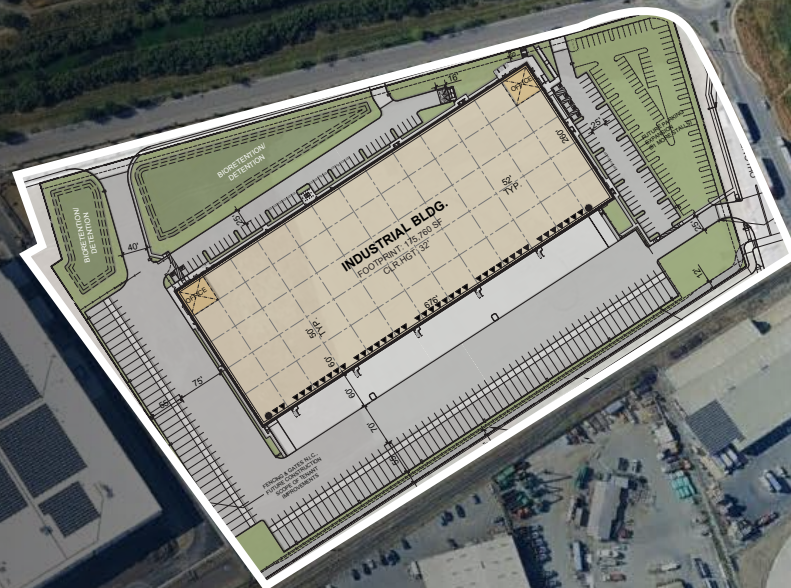
	1 MILE	3 MILES	5 MILES
Population	7,773	61,811	79,138
Households	1,860	16,683	21,502
Median Household Income	\$86,660	\$78,832	\$84,289
Median Home Value	\$602,250	\$613,468	\$659,047



100

MANABE OW ROAD

Watsonville, CA



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