

100

DON BATES WAY

KING CITY, CA

Highly Functional 140,000 SF Industrial Space Available
Located In California's Central Coast With Proximity To Hwy-101
Asking Rent \$0.55 Industrial Gross

PROPERTY HIGHLIGHTS

HIGHLY FUNCTIONAL INDUSTRIAL BUILDING

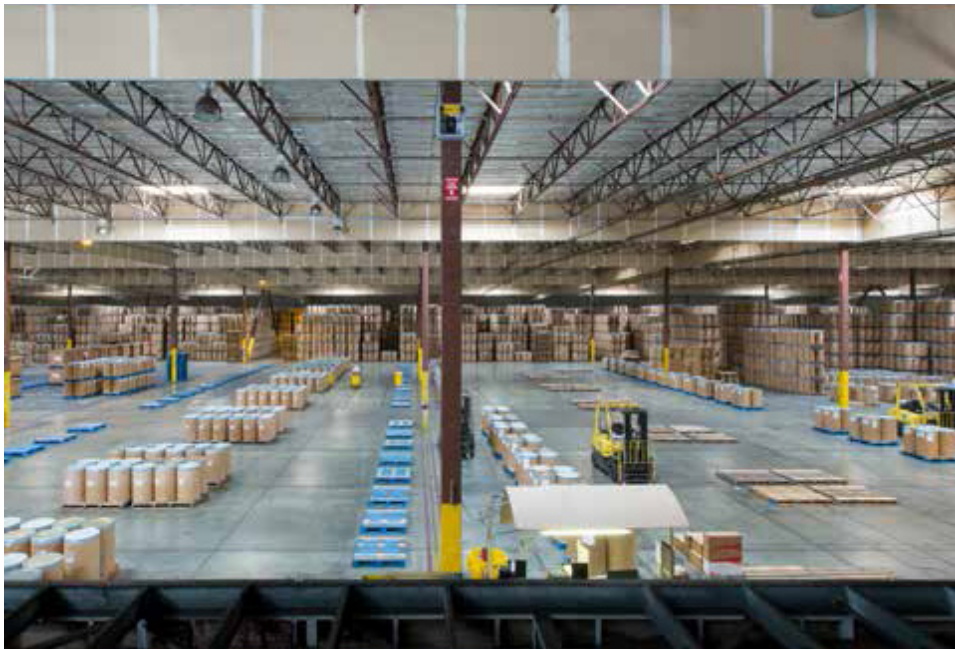
- Concrete tilt-up building totals approximately 140,000 SF for Lease.
- Built in 1997, the building features 30' clearance above the finished floor (23' clear to bottom of sprinkler and fire curtains), 60' x 60' bay spacing, and a .60 GPM/2,000 SF ESFR sprinkler system.
- There is also an ability to add additional dock doors in the future.
- Fully fenced with 24/7 surveillance.
- The Property is one of the newest, most functional buildings in the market and was developed by Panattoni Development Company. Panattoni is a respected developer with a proven track record and is widely recognized as a premier developer known for quality.



PROPERTY INFORMATION

100 Don Bates Way, is a highly functional industrial building located within the East Ranch Business Park in King City, California. Built in 1997, the concrete tilt-up warehouse distribution building is situated on 19.73 acres and offers attractive features including 30' clearance above the finished floor (23' clear to bottom of sprinkler and fire curtains), 60' x 60' bay sizes, and two grade level doors. The single-story building is fully sprinklered.

King City is strategically located 150 miles south of San Francisco and 285 miles north of Los Angeles and is situated on Highway 101 just forty-five (45) miles south of the City of Salinas within Monterey County. The Salinas Valley is one of the world's most lucrative vegetable growing areas in the world. The City's economic base is largely dependent upon agriculture with food processing and vegetable packing the primary sources of employment.



AVAILABLE SPECIFICATIONS

Building Size	±400,320 SF
Available Size:	±140,000 SF
Office Size:	To suit
Dock High Doors:	Three (3) (additional doors possible)
Grade Level Doors:	One (1)
Auto Parking	Ample
Trailer Parking	Yes
Clear Height	30' clear above finished floor (23' clear to bottom of sprinkler)
Indicated Power	480/277 volt, 3 phase
Sprinklers	0.60 GPM / 2,000 SF
Available Dimensions	360'D x 388'W
Column Spacing:	60' x 60' typ.
Truck Court	140' fully fenced and secured with guard shack
Skylights	Yes
Lighting	Metal halide
Zoning:	M-1

ASKING RENT \$0.65 PSF INDUSTRIAL GROSS, FULL SERVICE

SITE PLAN



LOCATION HIGHLIGHTS

CENTRAL LOCATION

- King City, CA is located in Southern Monterey County, California. It is situated in the Salinas Valley, approximately 120 miles south of San Francisco and 60 miles southeast of Monterey.
- The property is located within East Ranch Business Park, a 100 acre municipally-owned industrial park.
- New businesses continue to be attracted to King City because of its convenient, central location to service all of California within a few hours.
- King City's economic outlook is promising, with steady growth in recent years. The city's strategic location, excellent infrastructure, and skilled workforce make it an attractive destination for companies looking to expand or relocate.

MARKET HIGHLIGHTS

LIMITED SUPPLY OF LARGE FUNCTIONAL INDUSTRIAL BUILDINGS

- There are very few options for users looking to occupy square footage greater than 200,000 in the Central Coast, which will continue to drive demand for the property. There are numerous large scale user requirements looking for product in the Central Coast/Stockton, East Bay and Silicon Valley markets that would consider this site.

SALINAS VALLEY REGIONAL OVERVIEW

ECONOMY

- The Monterey County economy is a combination of two geographic areas- the Monterey Peninsula and the Salinas Valley, and three economic influences - agriculture, tourism and the military.
- The agricultural industry and its associated industrial support industries constitute 70% of the economic base in the Salinas Valley.
- Monterey County is one of the leading agricultural producing counties (\$4.1 Billion in 2014) in the State of California
- Local farmers produce more fresh vegetables than any other county in the United States and have pioneered the market for pre-packed salad and pre-cut vegetables.

EXPANDING ECONOMIC BASE

- The wine industry in both the Salinas and Carmel Valley is recognized worldwide and is one of the largest wine growing and producing regions in California (current grape values exceed \$250,000,000 annually).
- Salinas Valley continues to expand its economic base and attract new companies and industries

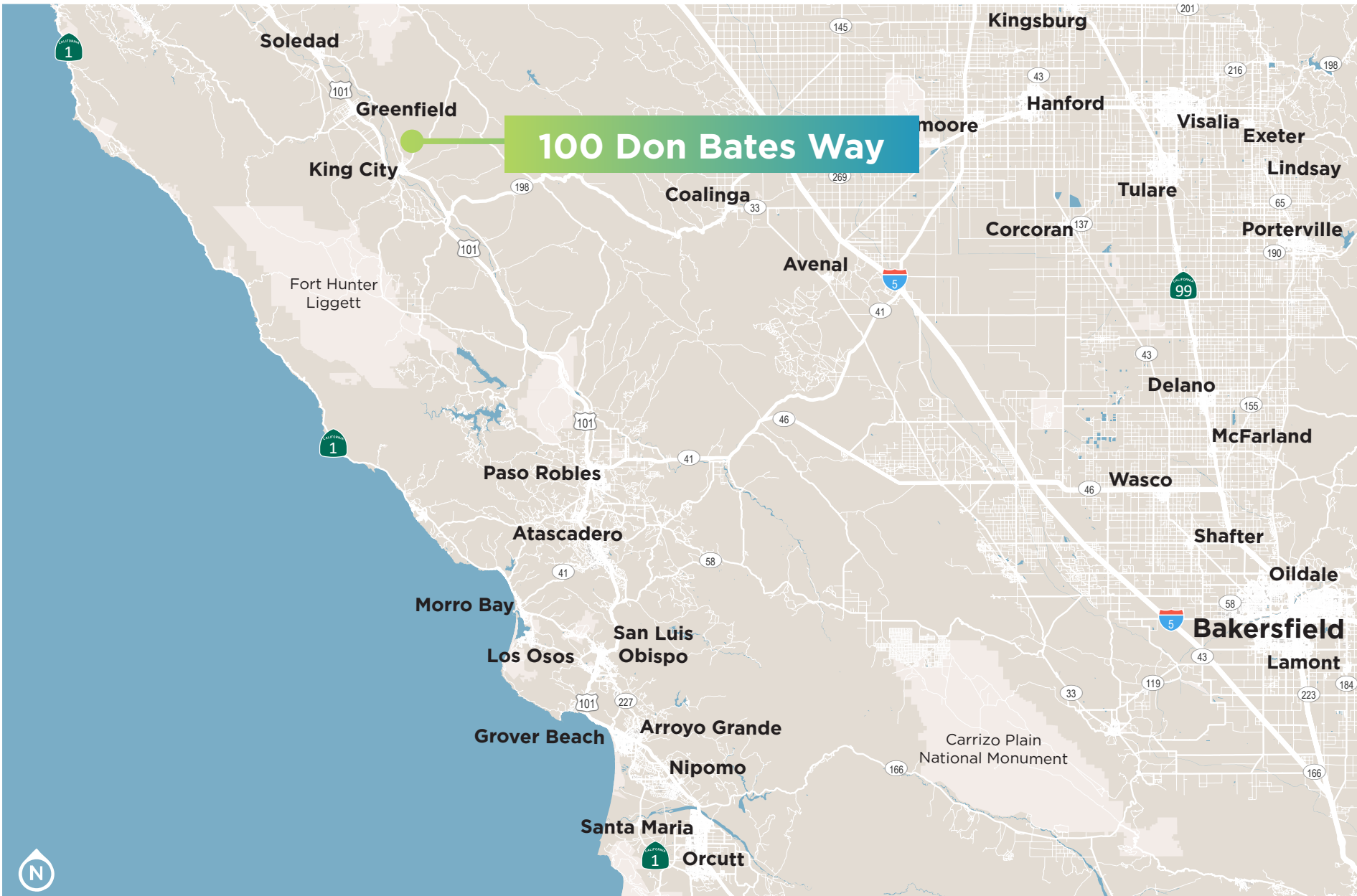
EMPLOYMENT

- Three major industries: Agriculture, Government & Tourism
- Largest employers in the area: Dole Fresh Vegetables, the County of Monterey, Fresh Express, Taylor Farms, Mann Packing, and Salinas Valley Memorial Hospital

LOCAL MAP



REGIONAL MAP



MARKET OVERVIEW

King City is a city located in central California that offers a mix of agriculture and industry. The region is known for its production of lettuce and other leafy greens, as well as a variety of other fruits, vegetables, and livestock. The city's favorable business climate and skilled workforce make it an attractive location for companies looking to expand or relocate. With its ideal location, King City offers a unique blend of natural resources and business opportunities.

EAST RANCH BUSINESS PARK

The subject property is a modern distribution building equipped with features that all tenants in the market desire: high density sprinkler flow system, excess clear height, larger bays, oversize truck staging and surrounding land for additional trailer parking. This is in stark contrast to almost all other large scale warehouse properties located in the 100 mile Central California warehouse Coast from San Jose through Paso Robles. These competitive size warehouses in San Jose, Gilroy, Salinas, etc. are comprised mostly of 1950-1970 style stock product with lower clear heights, tight truck corridors, and low flow rated sprinkler systems which in turn is quickly making these assets obsolete to the tenant world each passing year.

Salinas located 40 miles north of King City, is comprised of close to 15 million square feet of industrial product with no large scale warehouse space available above 200,000 SF. As mentioned, this industrial market is comprised of older stock product whose rental rates are 20%-30% above the existing in-place rents at the subject property.



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KING CITY, CA

**GREG FINDLEY**

Managing Director
greg.findley@cushwake.com
+1 831 755 1639
LIC #01170453

TREVOR THORPE

Managing Director
trevor.thorpe@cushwake.com
+1 831 818 0468
LIC #01024740

WOODY FENLEY

Associate
+1 831 320 8060
richard.fenley@cushwake.com
LIC #02253434

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