

±84,429 SF INDUSTRIAL BUILDING ON A 3.384 ACRE LOT
ASKING PRICE: \$10,750,000



INDUSTRIAL / MANUFACTURING BUILDING FOR SALE

13525 BLACKIE ROAD, CASTROVILLE, CALIFORNIA

CONFIDENTIAL OFFERING MEMORANDUM



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE



SUBJECT SITE
13525 Blackie Road,
Castroville, California

FOR SALE

13525 Blackie Road | Castroville, CA

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.

Location: 13525 Blackie Road, Castroville, CA

APN: 030-301-002

Building Area:

<u>Ground Floor</u>
±65,953 SF - Manufacturing/Warehouse
±5,263 SF - Office/Lobby
<u>2nd Floor</u>
±7,245 SF - Office
±5,968 SF - Mezzanine Storage
±84,429 SF - TOTAL

Site Area: ±3.384 Acres

Zoning: Castroville Community Plan

Ceiling Height: ±20-24 Clear Height

Power: 480V, 2500 Amp, 3 Phase

Water/Sewer: Castroville Community Service District

Door Access: 2 Loading docks & 2 Grade level doors

Seller will consider leasing back 25,000 – 30,000 SF
subject to mutually agreeable terms.

Asking Price: \$10,750,000





FOR SALE

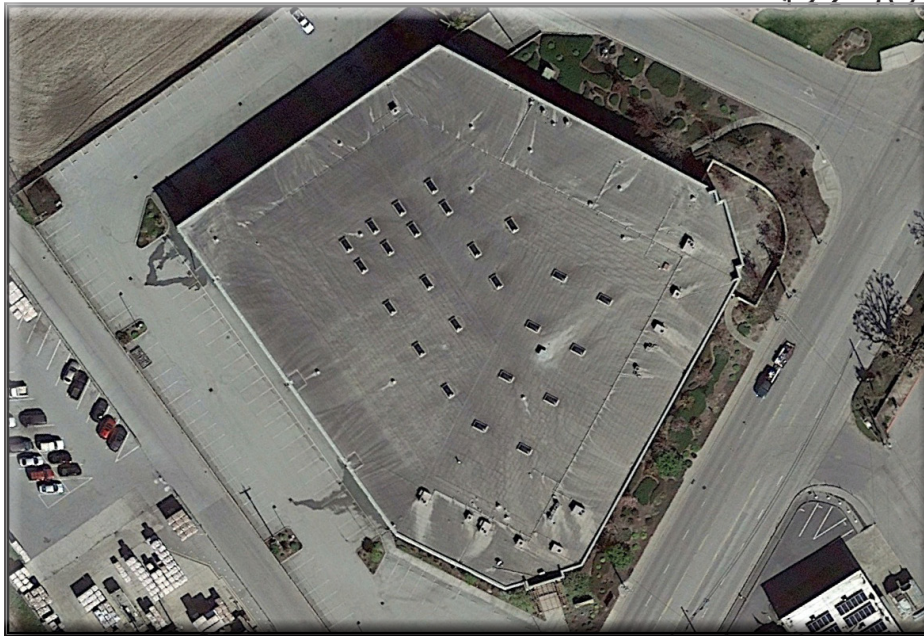
13525 Blackie Road | Castroville, CA

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.

TRACT 1215
CASTROVILLE INDUSTRIAL PARK WEST
RECORDED 7-6-94

BOLSA NUEVA Y MORO COJO RO.
Por. Lot 139

MAY 28 2015

13525 Blackie Road | Castroville, CA

KEY NUMBERING
5-9-03



FLOOR PLAN

PLAN NORTH

REVISION DATE	KEY
PLAN DATE 12/28/2001	
RELOCATE DR. 1/24/2002	
PLAN CHECK 3/04/2002	
PLAN CHANGE 04/08/2002	
CHANGE SUBMITTED 06/18/2002	

AUSONIO INCORPORATED
1420A COMMERCIAL PARKWAY • CASTROVILLE, CA. 95012

(831) 635-3371
CASTROVILLE

(831) 648-4044
MONTEREY

(831) 662-0721
WATSONVILLE

STATE LICENSE NUMBER: 662636 • FAX: (831) 831-3369 • E-MAIL: JON@AUSONIO.COM

DATE: 12/26/2001

SHEET TITLE
TENANT IMPROVEMENT
OVERALL FLOOR PLAN

PROJECT
PROPOSED TENANT IMPROVEMENTS FOR:
MON WITHERSPOON INC. (RWI)
3525 BLACKIE ROAD
ASTROVILLE, CALIFORNIA 95012
A.P. # 030-301-002 PH. (831)-633-3333

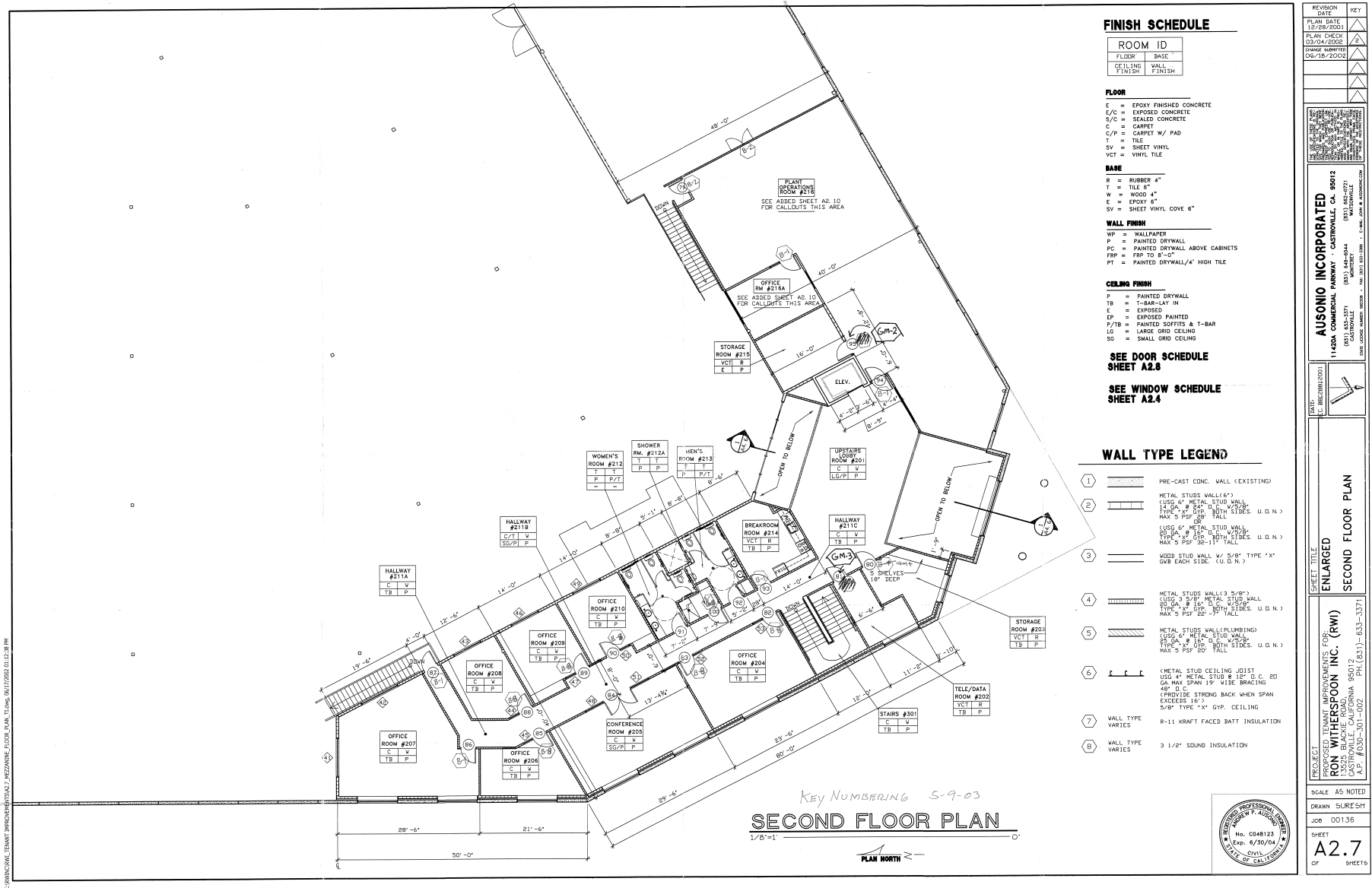
SCALE	A5 NOTED
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FOR SALE

13525 Blackie Road | Castroville, CA

FLOOR PLANS - 2ND FLOOR



FOR SALE

13525 Blackie Road | Castroville, CA

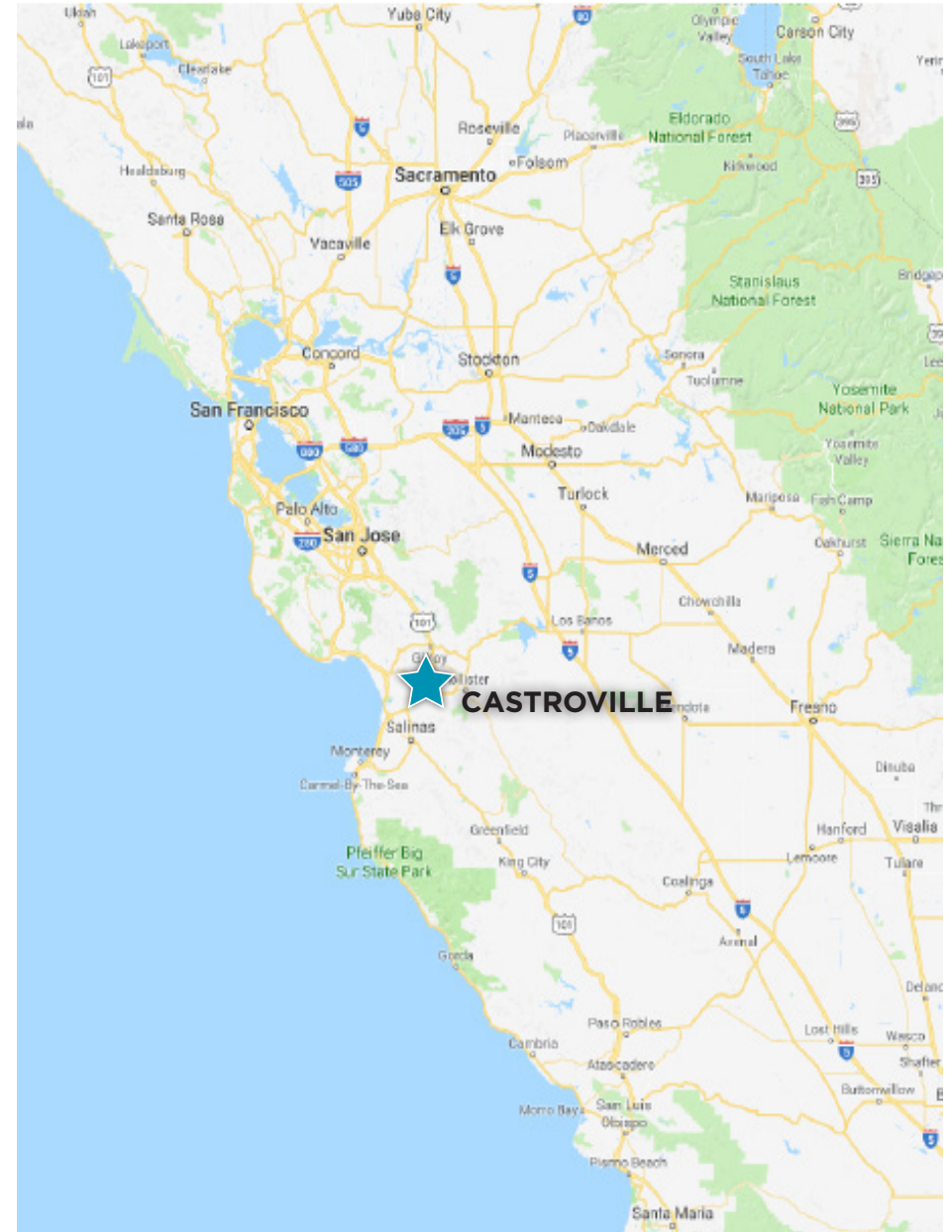
LOCATION OVERVIEW

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 of 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.



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CASTROVILLE, CALIFORNIA

CONTACTS

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