NOW PRE-LEASING

SALINAS VALLEY

INDUSTRIAL CENTER



PURPOSE-BUILT FOR

MODERN INDUSTRY

CUSHMAN & WAKEFIELD

McCARTHY DEVELOPMENT

±255,000 SF CLASS A INDUSTRIAL OPPORTUNITY



RARE IN SCALE.

MODERN IN DESIGN.

THE CENTRAL COAST'S NEXT GENERATION INDUSTRIAL FACILITY

Salinas Valley Industrial Center introduces ±255,000 square feet of industrial space to South Salinas, located directly off Highway 101 at the Airport Boulevard interchange. The Class A facility represents a new generation of industrial infrastructure within one of Northern California's most active industrial corridors, purpose-built for today's industrial, agricultural and advanced manufacturing users.

Class A Industrial
CONSTRUCTION

32′
CLEAR HEIGHT

One Mile from Amazon Fulfillment Center
ECOSYSTEM

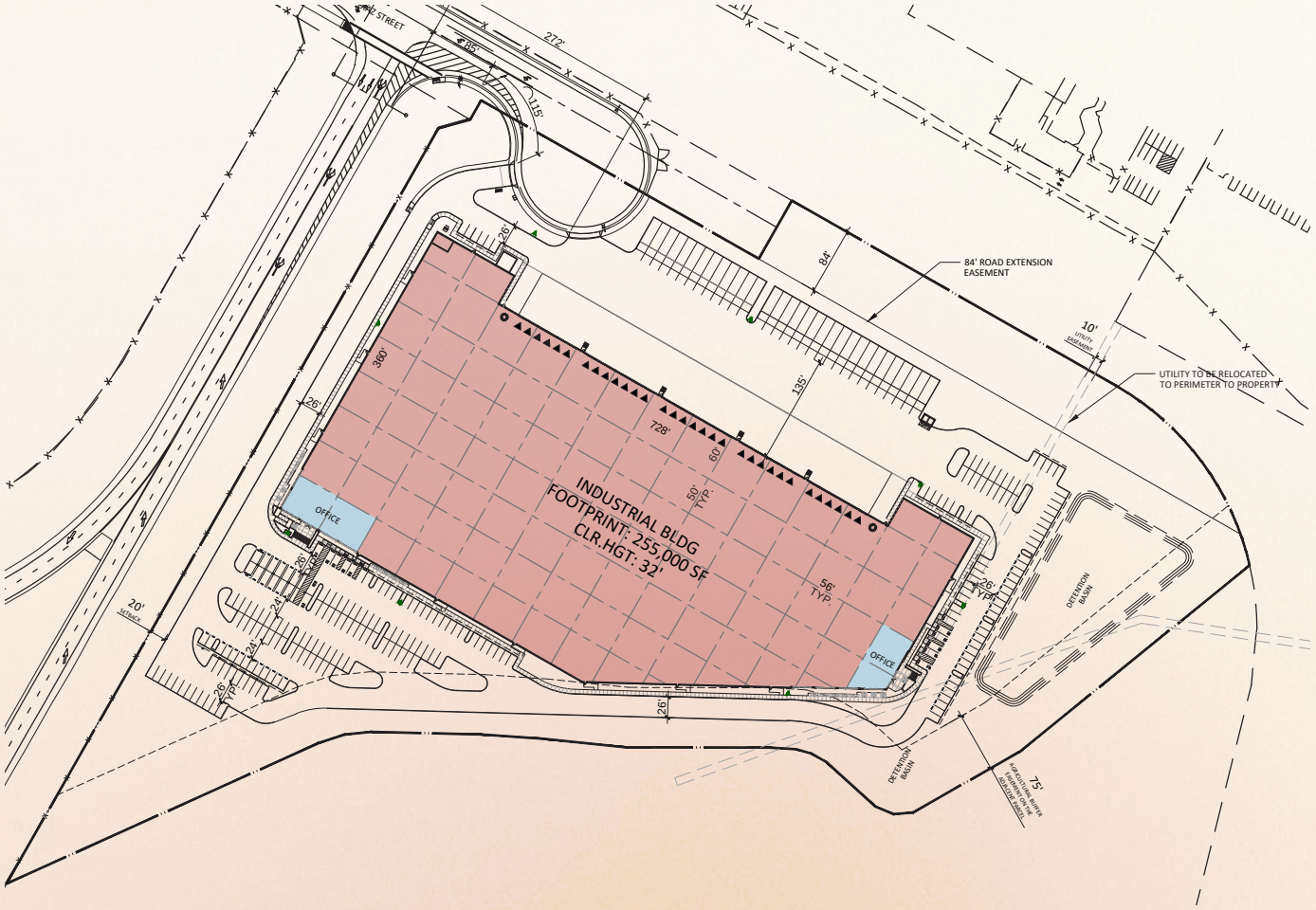
Adjacent to Salinas Municipal Airport
LOCATION

Highway Frontage
VISIBILITY

Immediate Highway 101
ACCESS

PRECISION
AT SCALE

Salinas Valley Industrial Center supports the full scope of modern industrial operations, from warehouse throughput and truck circulation to the integrated office space that keeps teams on-site and connected.



ESTIMATED DELIVERY
Q1 2028

±255,000 SF	±17.92 AC	±12,750 SF
BUILDING AREA	SITE AREA	OFFICE
32′ Clear Height	4,000 Amps Power	ESFR Fire Sprinklers
32 Dock Doors	135′ Truck Court	2 Grade Level Doors

AIRPORT BLVD & ROY DIAZ DRIVE

FOOD PROCESSING

Access produce growers, processing facilities, packaging operations, and distribution networks.

COLD STORAGE

Operate within one of North America's most concentrated refrigerated logistics markets.

DISTRIBUTION

Serve the Central Coast and South Bay regions from a single strategic location.

MANUFACTURING

Maintain efficient access to suppliers, customers, and transportation networks.

THE 101 ADVANTAGE

Positioned within one of the state's most established industrial corridors, at the Airport Boulevard interchange, Salinas Valley Industrial Center delivers critical connectivity to support efficient truck operations, reduce transportation costs, enhance customer access and improve supply-chain performance for a range of industrial users.





AMAZON'S NEW 3 MILLION-SQUARE-FOOT FULFILLMENT CENTER IS ONE OF THE LARGEST INDUSTRIAL DEVELOPMENTS IN CALIFORNIA. LOCATED ONE MILE FROM SVIC, IT IS EXPECTED TO EMPLOY 1,600 WORKERS AND DRIVE SIGNIFICANT SUPPLIER AND LOGISTICS DEMAND THROUGHOUT THE CORRIDOR.

amazon

A CORRIDOR OF
INDUSTRY LEADERS

Salinas Valley Industrial Center sits within one of Northern California's most active industrial ecosystems. The corridor is home to Amazon, Taylor Farms, Fresh Express and other industry leaders, alongside a broad network of food processors, cold storage operators, logistics providers and manufacturers.

221,600+

COUNTYWIDE EMPLOYMENT

71,700+

AGRICULTURAL WORKFORCE

25,200+

TRADE, TRANSPORTATION, AND UTILITIES EMPLOYEES

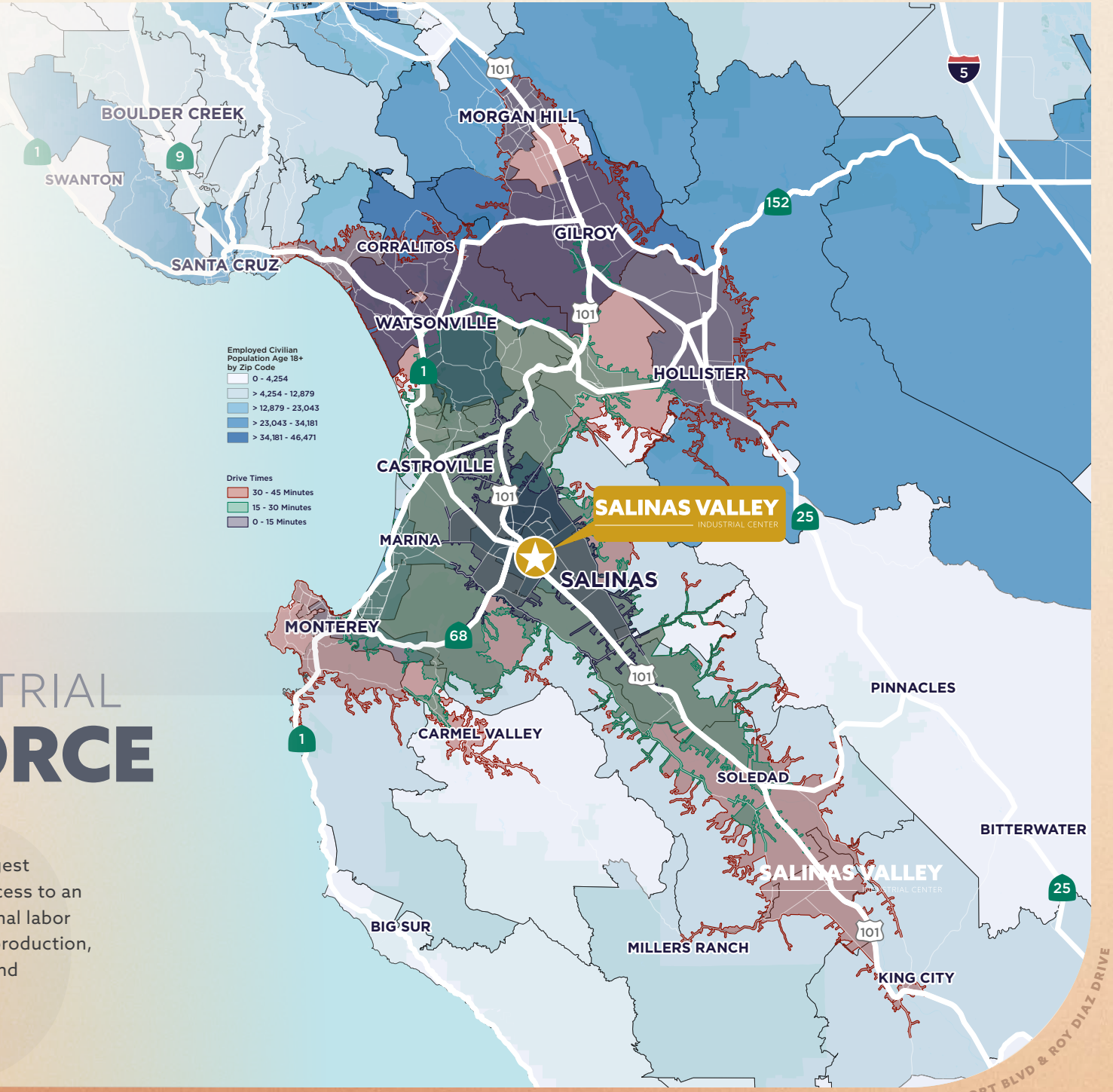
4,700+

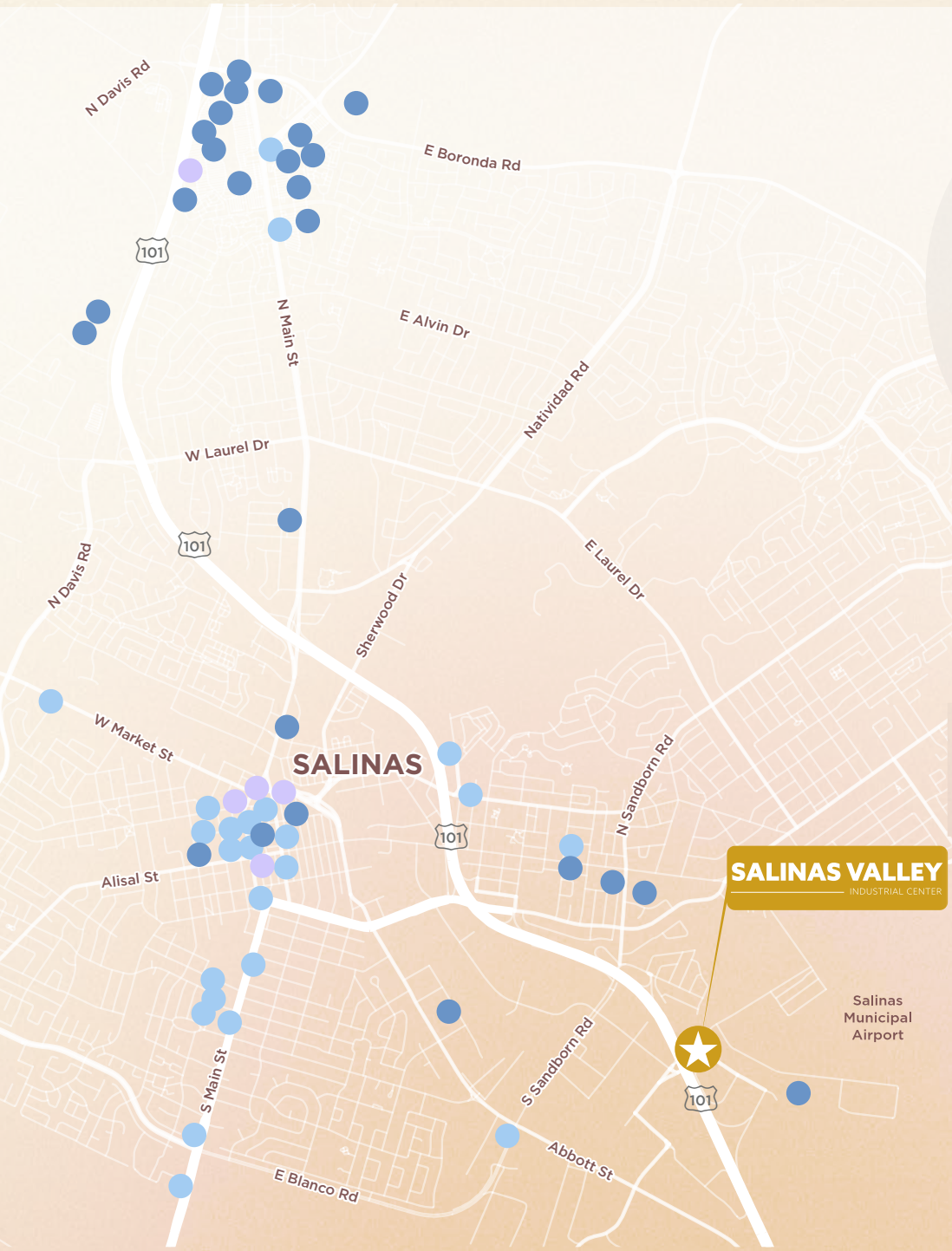
MANUFACTURING EMPLOYEES

52-MILLION SF REGIONAL INDUSTRIAL CORRIDOR

A DEEP INDUSTRIAL WORKFORCE

Salinas serves as Monterey County's largest employment center, offering tenants access to an experienced and cost-competitive regional labor pool with deep experience across food production, transportation, warehousing, logistics and manufacturing.





CONVENIENCE AT

YOUR DOORSTEP

5+ RECREATION

20+ DINING

20+ RETAIL

Salinas Valley Industrial Center places tenants and their teams within minutes of the region's essential amenities. From daily conveniences and dining to shopping and entertainment, downtown Salinas and the surrounding commercial corridors are just a short drive away.

AIRPORT BLVD & ROY DIAZ DRIVE

A LONG TERM

PARTNER

Salinas Valley Industrial Center is developed by McCarthy Development, a privately held real estate firm with over 50 years of experience and 2 million square feet under ownership across the SF Bay Area and Silicon Valley. Known for long-term ownership and a proven track record across industrial, self-storage and mixed-use assets, McCarthy brings institutional capital and local relationships to every project.

GREG FINDLEY
MANAGING DIRECTOR
+1 831 755 1639
GREG.FINDLEY@CUSHWAKE.COM
LIC. 01170453

TREVOR THORPE
MANAGING DIRECTOR
+1 831 818 0468
TREVOR.THORPE@CUSHWAKE.COM
LIC. 01024740

WOODY FENLEY
ASSOCIATE
+1 831 647 2111
RICHARD.FENLEY@CUSHWAKE.COM
LIC. 02253434



CUSHMAN & WAKEFIELD

McCARTHY DEVELOPMENT

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-09.28.2026