

130 HANGAR WAY

Watsonville, CA

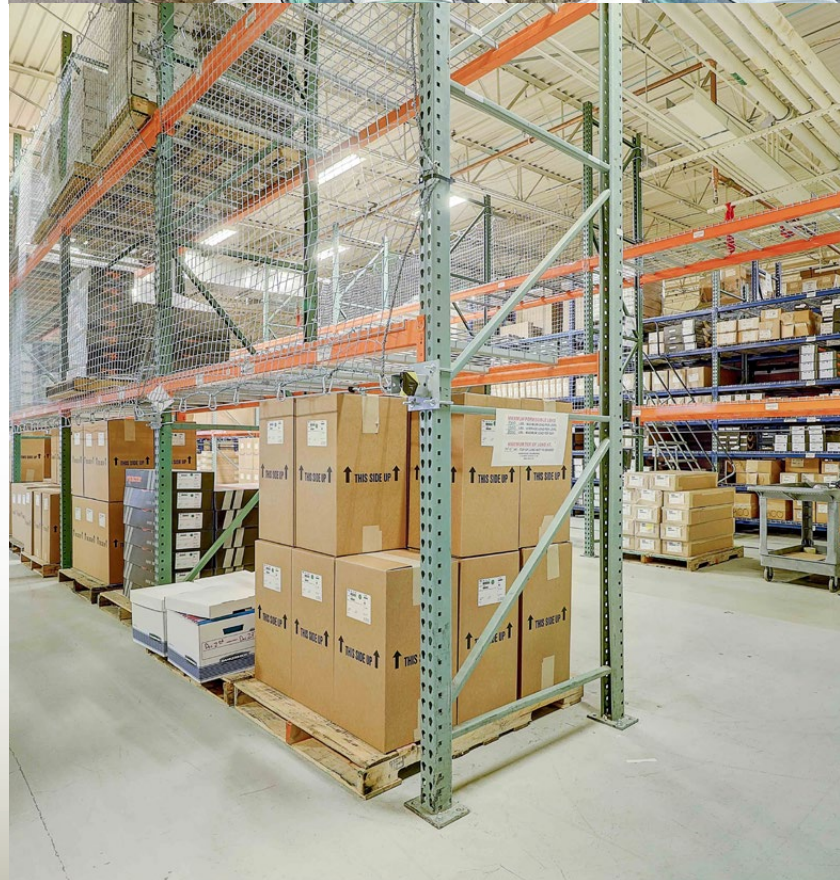
APPROVED CANNABIS FACILITY



FOR LEASE

Property Highlights

- 85,000SF, Divisible to 30,000SF
- Strategic HUB location for entire Monterey Bay Area
- Fully improved, high quality, single story Manufacturing and/or cannabis facility
- 4,000 Amps, 3 Phase, 480v
- Close access to HWYs 1, 129 and 152
- Available ~~3/1/2022~~ **4/1/22**
- **\$1.00 NNN**



For more information, contact exclusive Broker



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Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel, building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines, only a surveyor can determine the actual boundary lines. If any of these issues are important to the Buyer's decision to purchase, then the Buyer should consider investigating the property independently.

PROPERTY SUMMARY

BUILDING TYPE	Industrial/Manufacturing/Cannabis
SQUARE FOOTAGE	± 85,000 SF
SITE AREA	6.95 acres
CONSTRUCTION DATE	1982
FOUNDATION	Concrete Slab-on-grade
EXTERIOR WALLS	Reinforced concrete/tilt-up construction
CLEAR CEILING HEIGHT	± 21'
ROOF	Low slope pitched built-up roof system
HEATING/COOLING	HVAC package units and boiler
FIRE PROTECTION	Sprinkler
LOADING	3 dock doors with single grade ramp
PARKING	212 spaces, (asphalt pavement at grade), additional parcel for approximately 78 additional space
COLUMN SPACING	48' x 24'
POWER	4,000 Amps, 3 Phase, 480v
FAR	± 28%
AMENITIES	Large break room, large restrooms with lockers and showers, ample office space, flexible floor-plan, dock and grade level access, ability to create fenced yard.



AERIAL VIEW



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