



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

LARGE WAREHOUSE PLUS SINGLE FAMILY RESIDENCE

339 - 347 Locust St. | Watsonville, CA

TABLE OF CONTENTS

Executive Summary	3
Property Photos	4-8
Aerial Map	9
Location Map	10
Area Overview	11
Mahoney & Associates	12
Disclaimer	13

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EXECUTIVE SUMMARY

339 - 347 LOCUST ST.
WATSONVILLE, CA 95076

LISTING PRICE:
\$2,095,000



WAREHOUSE SIZE

± 9,800 SF



WAREHOUSE LOT SIZE

± 14,854 SF



HOUSE SIZE

± 1,200 SF



HOUSE LOT SIZE

± 6,578 SF



ZONING

HEAVY INDUSTRIAL

PROPERTY DESCRIPTION

Mahoney & Associates is proud to present for sale an exceptional warehouse property in Watsonville. The improvements consist of a clear span metal warehouse with a footprint of approximately 9,800 square feet on a land parcel of approximately 14,854 square feet (0.0341 acres) Along one edge of the building are contained 2 stories of executive offices. Within this area are contained several offices, 3 bathrooms. 2 complete with showers, plus the potential to add one more. The building could be utilized for manufacturing, warehousing or distribution. The warehouse contains a modest yard area adjacent to the building.

In addition to the executive offices, there is a mezzanine area of approximately 3,400 square feet accessed via stairwell.

BONUS PROPERTY

Included within the asking price is an adjacent property consisting of a 2 bedroom 1 bath home of approximately 1,200 square feet situated on a land parcel of approximately 6,578 square feet. This property is a separate parcel with its own assessor parcel number. It can be used as an adjunct office space for the warehouse, or perhaps a rental property for an employee or outside tenant. The parcel can also be used for additional parking or storage for the warehouse, or, if not needed, sold off. It is presently rented for \$2,100 per month.

Zoning is heavy industrial. Ceiling height is approximately 18-27 feet.

Access to the building is via man doors as well as a large grade level sliding double entry door. Wiring and security upgrades have been made to the building from a past tenant, and the present electrical service is 100 amp.

This building represent an excellent opportunity to locate a property in a thriving area of an exceptional community with a strategic location next to major transportation networks.

PROPERTY DETAILS

APN	017-092-16, 017-092-03
Address	339-347 Locust St Watsonville CA 95076
County	Santa Cruz
Market	Bay Area
SubMarket	Santa Cruz County
Net Rentable Area	± 9,800 SF
Land Acres	0.492 Acres
Ownership Type	Fee Simple

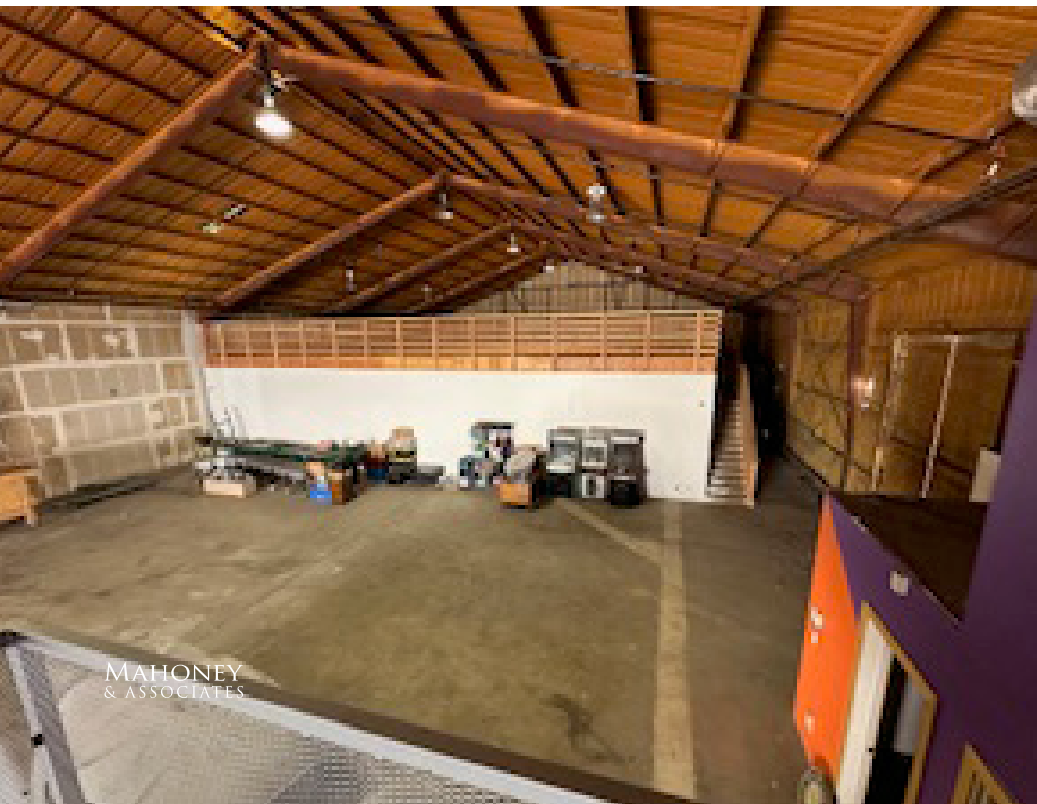
FINANCIAL SUMMARY

Offering Price	\$2,095,000
	\$213.77 (Warehouse Excl. Mezzanine)
Price PSF	\$163.67 (Warehouse with Mezzanine)
	\$149.64 (Warehouse, Mezzanine, 2 Bedroom House)

PROPERTY FEATURES

Number of Units	2
Net Rentable SF	± 15,043 SF
Land SF	± 21,432 SF
Land Acres	0.492 Acres
Number of Parcels	2
Zoning Type	Heavy Industrial
Number of Stories	2
Number of Buildings	2
Number of Parking Spaces	12 Total
Ceiling Height	18 - 27 Ft
Grade Level Doors	2
Fenced Yard	± 3,000 SF
Office SF	± 1,500 SF







339

339



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339 - 347 LOCUST ST. | 8

LOCATION MAP

APTOSPROPERTY LOCATION

CAPITOLA

SANTA CRUZ

WATSONVILLE

MOSS LANDING

CASTROVILLE

MARINA

SALINAS

PACIFIC GROVE

SEASIDE

MONTEREY

CARMEL-BY-THE-SEA

Detailed description: This is an aerial topographic map of the Monterey Peninsula and surrounding areas. The map shows the coastline on the left, with the ocean in dark blue. The land is shown in shades of green and brown, indicating elevation and vegetation. Several cities are labeled in white text: Santa Cruz, Capitola, Watsonville, Moss Landing, Castroville, Marina, Salinas, Pacific Grove, Seaside, Monterey, and Carmel-by-the-Sea. A yellow rectangular box highlights the 'APTOSPROPERTY LOCATION' near Watsonville, with a yellow line pointing to a specific spot on the map.

MAHONEY & ASSOCIATES

UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION... MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE VALUES.

With our Collaborative Team of Real Estate Professionals and Consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates, founded by John Mahoney, has been known as a local and regional trusted industry leader. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction we serve beyond, the beams and masonry or ROI, one mission alone drives us all, and that is representing your interests as if they were our own.

It will be our pleasure and duty to sit with you and listen...so we can understand your motivation, background, needs, challenges and goals in discussing potential solutions for your properties. We have learned that one solution does not fit all situations and look forward to working with you to develop a strategy that encompasses all stakeholders' interests. Nothing is more satisfying than driving by a property with which we have partnered with owners, knowing there is now a new business, a greater stream of income, a legacy honoring a family member, a community treasure restored...the list is endless in how we work with our valued clients to bring order and enrichment to their lives and the community in which their property sits.

SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

\$3 BILLION

IN TRANSACTION VOLUME

1,000+

ASSETS SOLD

6,000,000

SQUARE FEET LEASED

1,750+

LEASE TRANSACTIONS

DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

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