

**±87,416 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.

<b>Location:</b>	13525 Blackie Road, Castroville, CA
<b>APN:</b>	030-301-002
<b>Building Area:</b>	±24,539 SF - Light Manufacturing ±36,248 SF - Warehouse ±6,048 SF - Mezzanine Storage ±20,581 SF - Office/Lunch Room ±87, 416 SF - TOTAL
<b>Site Area:</b>	±3.384 Acres
<b>Zoning:</b>	Castroville Community Plan
<b>Ceiling Height:</b>	±20-24 Clear Height
<b>Power:</b>	480V, 2500 Amp, 3 Phase
<b>Water/Sewer:</b>	Castroville Community Service District
<b>Door Access:</b>	2 Loading docks & 2 Grade level doors
	<b>Seller will consider leasing back 25,000 - 30,000 SF subject to mutually agreeable terms.</b>
<b>Asking Price:</b>	\$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.

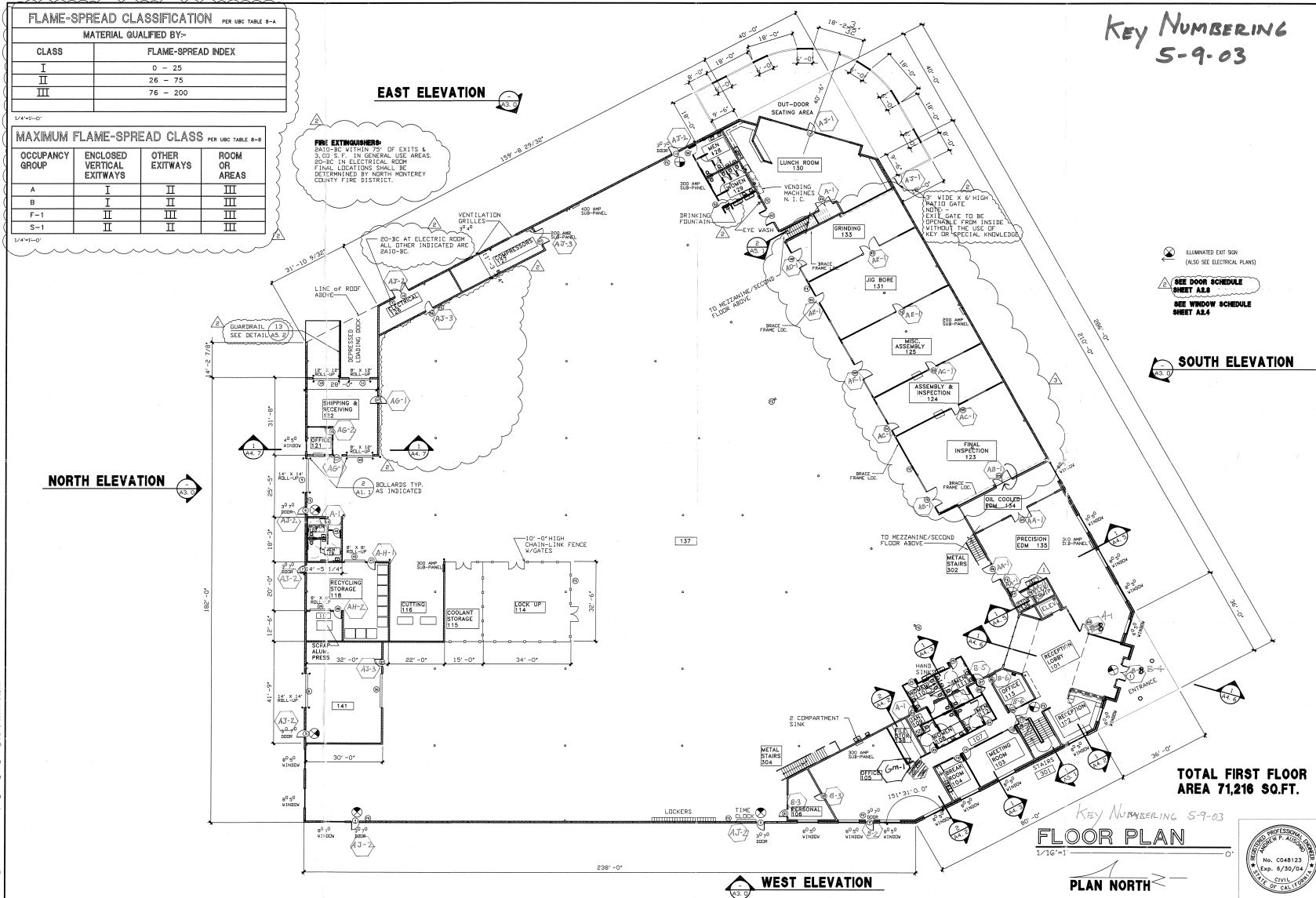
TRACT 1215  
CASTROVILLE INDUSTRIAL PARK WEST  
RECORDED 7-6-94

MAY 28 2015  
BOLSA NUEVA Y MORO COJO RO.  
Por. Lot 139

# FOR SALE

13525 Blackie Road | Castroville, CA

# FLOOR PLANS - 1<sup>ST</sup> FLOOR



**FLAME-SPREAD CLASSIFICATION** PER UBC TABLE 8-A

MATERIAL QUALIFIED BY-

CLASS	FLAME-SPREAD INDEX
I	0 - 25
II	26 - 75
III	76 - 200

**MAXIMUM FLAME-SPREAD CLASS** PER UBC TABLE 8-B

OCCUPANCY GROUP	ENCLOSED VERTICAL EXITWAYS	OTHER EXITWAYS	ROOM OR AREAS
A	I	II	III
B	I	II	III
F-1	II	III	III
S-1	II	II	III

**FIRE EXTINGUISHERS**  
 20-BC AT ELECTRIC ROOM  
 ALL OTHER INDICATED ARE 20-AI-BC

KEY NUMBERING  
 5-9-03

ILLUMINATED EXIT SIGN  
 (ALSO SEE ELECTRICAL PLANS)  
 SEE DOOR SCHEDULE SHEET A&A  
 SEE WINDOW SCHEDULE SHEET A&A

SOUTH ELEVATION

TOTAL FIRST FLOOR AREA 71,216 SQ.FT.

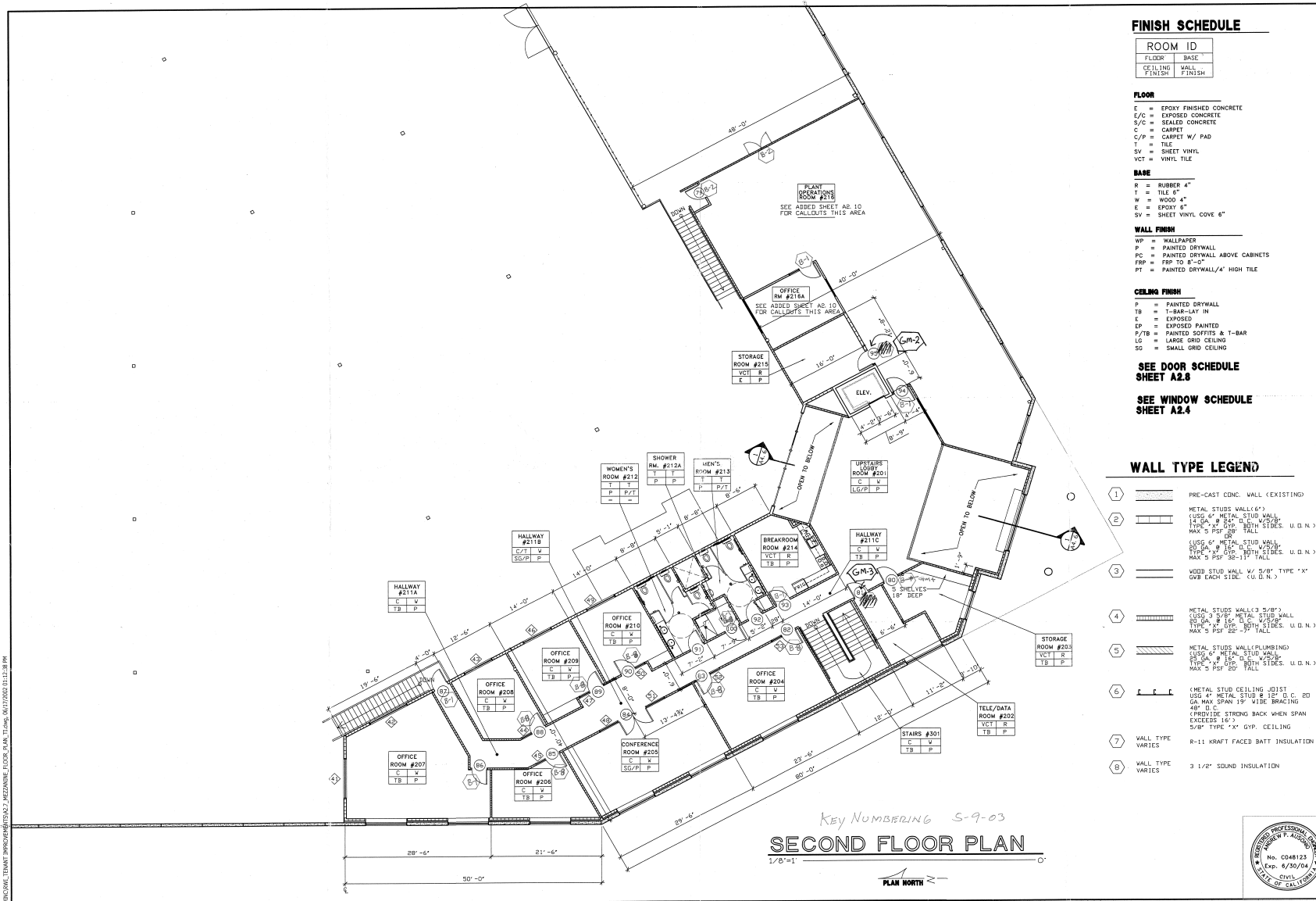
FLOOR PLAN  
 1/16"=1'

REVISION DATE	KEY
PLAN DATE: 12/28/2001	▲
RELOCATE TR: 1/24/2002	▲
PLAN CHECK: 3/04/2002	▲
PLAN CHANGE: 04/08/2002	▲
CHANGE NUMBER: 02/18/2002	▲
<b>AUSONIO INCORPORATED</b> 11420A COMMERCIAL PARKWAY - CASTROVILLE, CA 95012 (831) 533-5371 (831) 544-8044 (831) 682-0271 CASTROVILLE, CA 95012 FAX: (831) 533-5371	
DATE: 12/28/2001	
SHEET TITLE: TENANT IMPROVEMENT OVERALL FLOOR PLAN	
PROJECT: PROPOSED TENANT IMPROVEMENTS FOR: RON WITHERSPOON INC. (RWI) 13525 BLACKIE ROAD, CASTROVILLE, CA 95012 A.P. #030-001-002 PH: (831) 633-3371	
SCALE: AS NOTED	
DRAWN: SURESH	
JOB: 00136	
SHEET:	
<b>A2.1</b>	
OF SHEETS	

# FOR SALE

13525 Blackie Road | Castroville, CA

# FLOOR PLANS - 2<sup>ND</sup> FLOOR



### FINISH SCHEDULE

ROOM ID	FINISH
FLOOR	BASE
CEILING	WALL
	FINISH

- FLOOR**
- C = EPOXY FINISHED CONCRETE
  - E/C = EXPOSED CONCRETE
  - S/C = SEALED CONCRETE
  - C = CARPET
  - C/P = CARPET W/ PAD
  - T = TILE
  - SV = SHEET VINYL
  - VCT = VINYL TILE

- BASE**
- R = RUBBER 4"
  - T = TILE 4"
  - W = WOOD 4"
  - E = EPOXY 6"
  - SV = SHEET VINYL COVE 6"

- WALL FINISH**
- WP = WALLPAPER
  - P = PAINTED DRYWALL
  - PC = PAINTED DRYWALL ABOVE CABINETS
  - FRP = FRP TO 8'-0"
  - PT = PAINTED DRYWALL/4" HIGH TILE

- CEILING FINISH**
- PD = PAINTED DRYWALL
  - TB = T-BAR-LAY IN
  - E = EXPOSED
  - EP = EXPOSED PAINTED
  - P/TB = PAINTED SOFFITS & T-BAR
  - LG = LARGE GRID CEILING
  - SG = SMALL GRID CEILING

SEE DOOR SCHEDULE SHEET A2.3

SEE WINDOW SCHEDULE SHEET A2.4

### WALL TYPE LEGEND

- 1 PRE-CAST CON. WALL (EXISTING)
- 2 METAL STUDS WALL (6")  
14" GA. # 84" D. 1/2" STICK U.O.N.  
116" X 116" 8" BOTH SIDES  
MAX 5' P.S.F. 20" TALL
- 3 WOOD STUD WALL 1/2" 5/8" TYPE "X"  
GWB EACH SIDE. (U.O.N.)
- 4 METAL STUDS WALL (3 5/8")  
100" GA. # 16" D. 1/2" STICK U.O.N.  
116" X 116" 8" BOTH SIDES  
MAX 5' P.S.F. 22" TALL
- 5 METAL STUDS WALL (PLUMBING)  
95" GA. # 16" D. 1/2" STICK U.O.N.  
116" X 116" 8" BOTH SIDES  
MAX 5' P.S.F. 20" TALL
- 6 METAL STUD CEILING JOIST  
USE 4" METAL STUD @ 16" O.C. @ 20"  
GA. MAX SPAN 19" W/IE BRACING  
48" O.C.  
(PROVIDE STRENGTH BACK WHEN SPAN EXCEEDS 16")  
5/8" TYPE "X" GYP. CEILING
- 7 WALL TYPE VARIES R-11 KRAFT FACED BATT INSULATION
- 8 WALL TYPE VARIES 3 1/2" SOUND INSULATION

Key Numbering S-9-03  
**SECOND FLOOR PLAN**

1/8"=1'  
PLAN NORTH

REVISION	DATE	KEY
1	12/28/2001	
2	03/04/2002	
3	06/18/2002	

PLAN CHECK  
03/04/2002

FORSE PARTNER  
06/18/2002

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**AUSONIO INCORPORATED**  
11420A COMMERCIAL PARKWAY - CASTROVILLE, CA. 95012  
(831) 662-0721  
(831) 648-0444  
CASTROVILLE, CA 95005  
WWW.AUSONIO.COM

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PROJECT: TITAN TOWER IMPROVEMENTS, FOP  
**RON WITHERSPON INC. (RW)**  
13525 BLACKIE ROAD, CASTROVILLE, CA 95005  
A.P. #030-301-002 PH (831)-633-3371

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SCALE AS NOTED  
DRAWN SURESH  
JOB 00135  
SHEET  
**A2.7**  
OF SHEETS

# FOR SALE

13525 Blackie Road | Castroville, CA

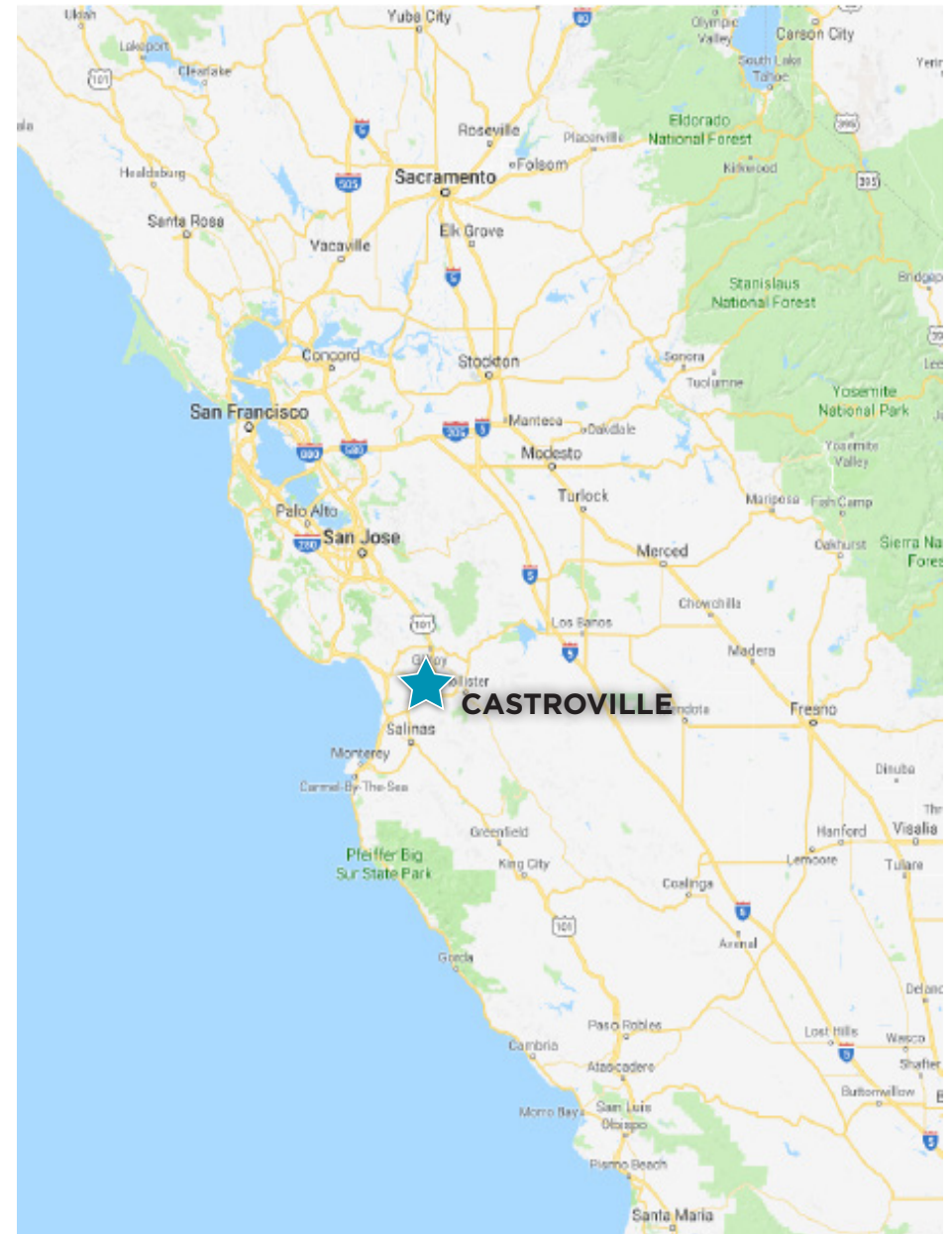
## LOCATION OVERVIEW

### 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.



183

156

COAST AMERICAN COOLING

ABC Supply Co. Inc.

CENTRAL COLD STORAGE

**SUBJECT SITE**  
13525 Blackie Road,  
Castroville, California

WM WASTE MANAGEMENT

FUJIFILM

AS

BOTTLING COMPANY

ROAR PRODUCTION FACILITY

Mastronardi PRODUCE LTD.

PODS

Cardinale MOVING & STORAGE

UNITED STATES OF AMERICA

VINVISION TRUCKING & STORAGE

OCEAN MIST

Farmer Brothers COFFEE

Red Bull

CHIC EVENTS

OCEAN MIST PARKWAY

BLACKIE ROAD

MERRITT STREET

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CASTROVILLE, CALIFORNIA

## CONTACTS

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