

**SPACE FOR SUBLEASE**  
**FROM ±40,013 RSF - ±113,213 RSF**



**AGGRESSIVE RATE**

**1311 SCHILLING PLACE**  
**SALINAS, CA**

**CBRE**

 **CUSHMAN &  
WAKEFIELD**



# PROPERTY OVERVIEW



**Concrete-Tilt**  
**±40,013 RSF - ±113,213 RSF Available**



**20'-26"**  
**Clear Height**



**Access to Industrial Wastewater**



**Industrial General ("IG")**



**ESFR Sprinklers System**



**Ample Parking and Truck Yard**



**Power: 4,000 Amp**  
**@ 277/480V Panel**



**Direct Access to Hwy 101 and 152**

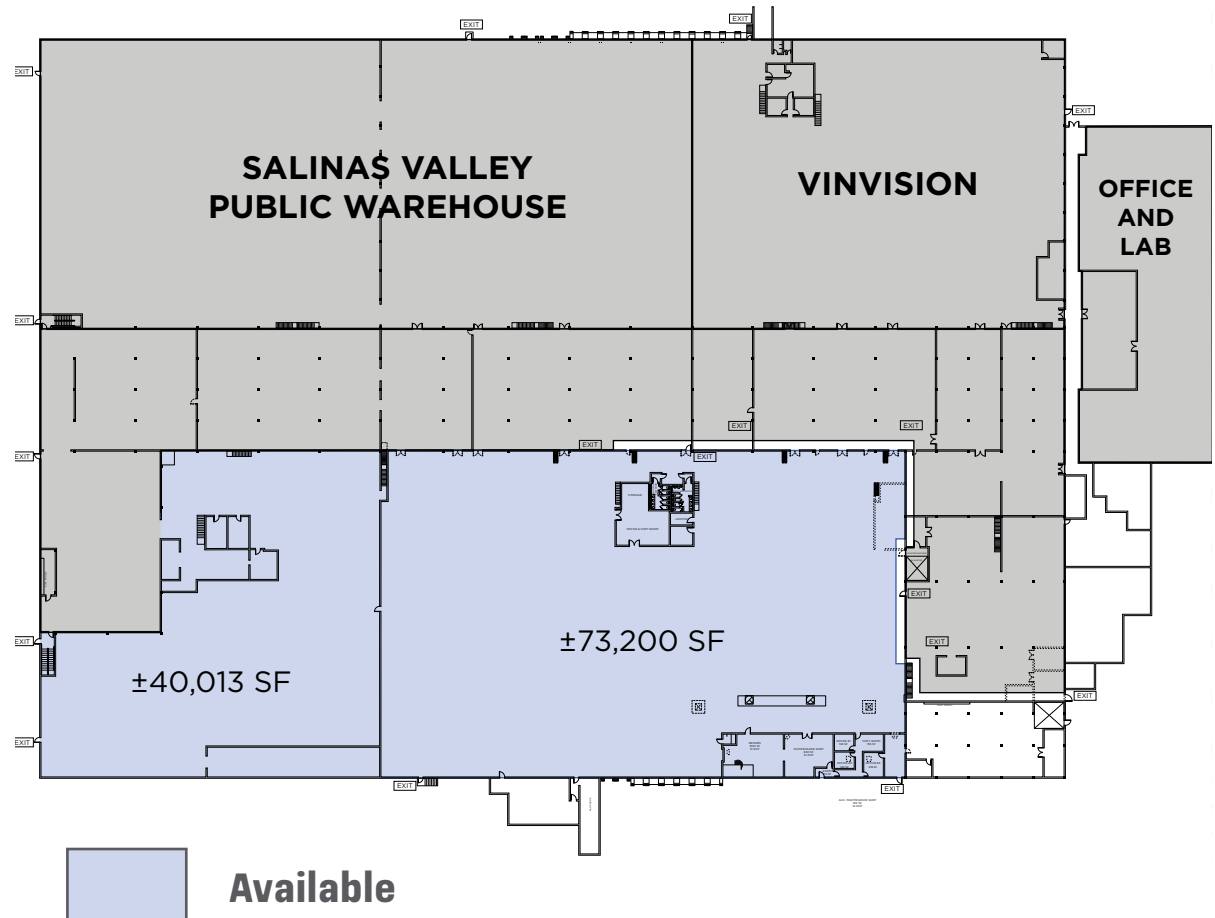


# FLOOR PLAN

±40,013 RSF - ±113,213 RSF

## PROPERTY OVERVIEW

AVAILABLE AREA	±40,013 RSF - ±113,213 RSF
CLEAR HEIGHT	20' - 26"
TRUCK COURT DEPTH	150'+
CAR PARKING	AMPLE
TRAILER PARKING	LARGE FENCED TRUCK YARD
DOCK-HIGH DOORS	12
CONSTRUCTION TYPE	CONCRETE TILT-UP
SPRINKLERS	ESFR
POWER	4,000 AMP @ 277/480V PANEL
ASKING RENT	AGGRESSIVE RATE - CALL AGENT FOR MORE INFORMATION
LEASE EXPIRATION	10/31/2029



# AREA OVERVIEW

The Salinas Valley is known as “The Salad Bowl of the World” for the production of lettuce, broccoli, mushrooms and strawberries along with numerous other crops. Monterey County has become one of California’s premium grape growing regions Modesto and is home to over 70 wineries.

Although agriculture forms an economic base, more than 100 manufacturing firms call Salinas home. Some of the largest employers in the area include: Dole Fresh Vegetable, the County of Monterey, Household Credit Services, and Salinas Valley Memorial Hospital.

Salinas’ ideal geographic location, unmatched natural resources, and unique workforce advantages make this Central Coast city a good place to do business. Salinas is situated just 60 miles south of Silicon Valley, the innovation capital of the world; 20 minutes east of the Monterey Peninsula, with its world-class amenities, including golf at Pebble Beach and the cities of Carmel and Monterey; and right next to Highway 101, which runs from Canada to Mexico and is among the most important north-south corridors in the United States.

Salinas is the regional trade center for California’s Central Coast counties, and the industrial, commercial and residential hub of the Salinas Valley. The city is also the county seat of Monterey County, and the largest municipality by population in the Central Coast region.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,841	92,274	163,260
AVG. HH INCOME	\$56,591	\$71,284	\$79,666
DAYTIME POPULATION	11,362	97,216	154,689





# REGIONAL MAP

**SAN FRANCISCO**

**OAKLAND**

**SAN JOSE**

**1311 SCHILLING PLACE  
SALINAS, CA**

50 MILE  
RADIUS RING

## Drive Time

60 Minutes

75 Minutes

90 Minutes

Novato

San Rafael

Brentwood

Lodi

Manteca

Riverbank

Modesto

Turlock

Merced

Los Banos

Hollister

Salinas

Soledad

Greenfield

Monterey

Watsonville

1

156

68

101

17

85

87

237

84

92

380

101

580

24

13

Danville

San Ramon

San Leandro

Pleasanton

Livermore

Union City

Milpitas

Santa Clara

Cupertino

Saratoga

Los Gatos

Scotts Valley

Santa Cruz

San Mateo

Redwood City

Half Moon Bay

Millbrae

Tracy

152

59

99

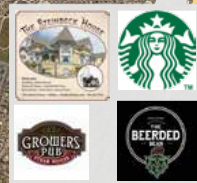
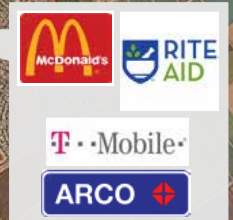
120

108

99



# AMENITIES MAP



1311 SCHILLING PLACE  
SALINAS, CA







**FROM ±40,013 RSF -  
±113,213 RSF**

# **1311 SCHILLING PLACE SALINAS, CA**

**SPACE FOR SUBLEASE**

**JOEY MCSWEENEY**

Vice President

+1 408 467 7553

[Joey.mcsweeney@cbre.com](mailto:Joey.mcsweeney@cbre.com)

Lic. 02033713

**TERENCE FOX**

Vice President

+1 408 591 2901

[Terence.fox@cbre.com](mailto:Terence.fox@cbre.com)

Lic. 02068798

**SEAN WALSH**

Sales Assistant

+1 408 790 5418

[Sean.Walsh@cbre.com](mailto:Sean.Walsh@cbre.com)

Lic. 02226611



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