



Airport Blvd. | Salinas, California

**NEW INDUSTRIAL SPACE FOR LEASE | up to 229,000 sq. ft.**  
Immediately Adjacent to the Salinas Municipal Airport



For leasing information, please contact:

**Greg Findley**  
Managing Director  
+1 831 755 1639  
greg.findley@cushwake.com  
Lic. 01170453

**Michael Bassetti**  
Director  
+1 831 737 1124  
michael.bassetti@cushwake.com  
Lic. 01422049





## Property Description

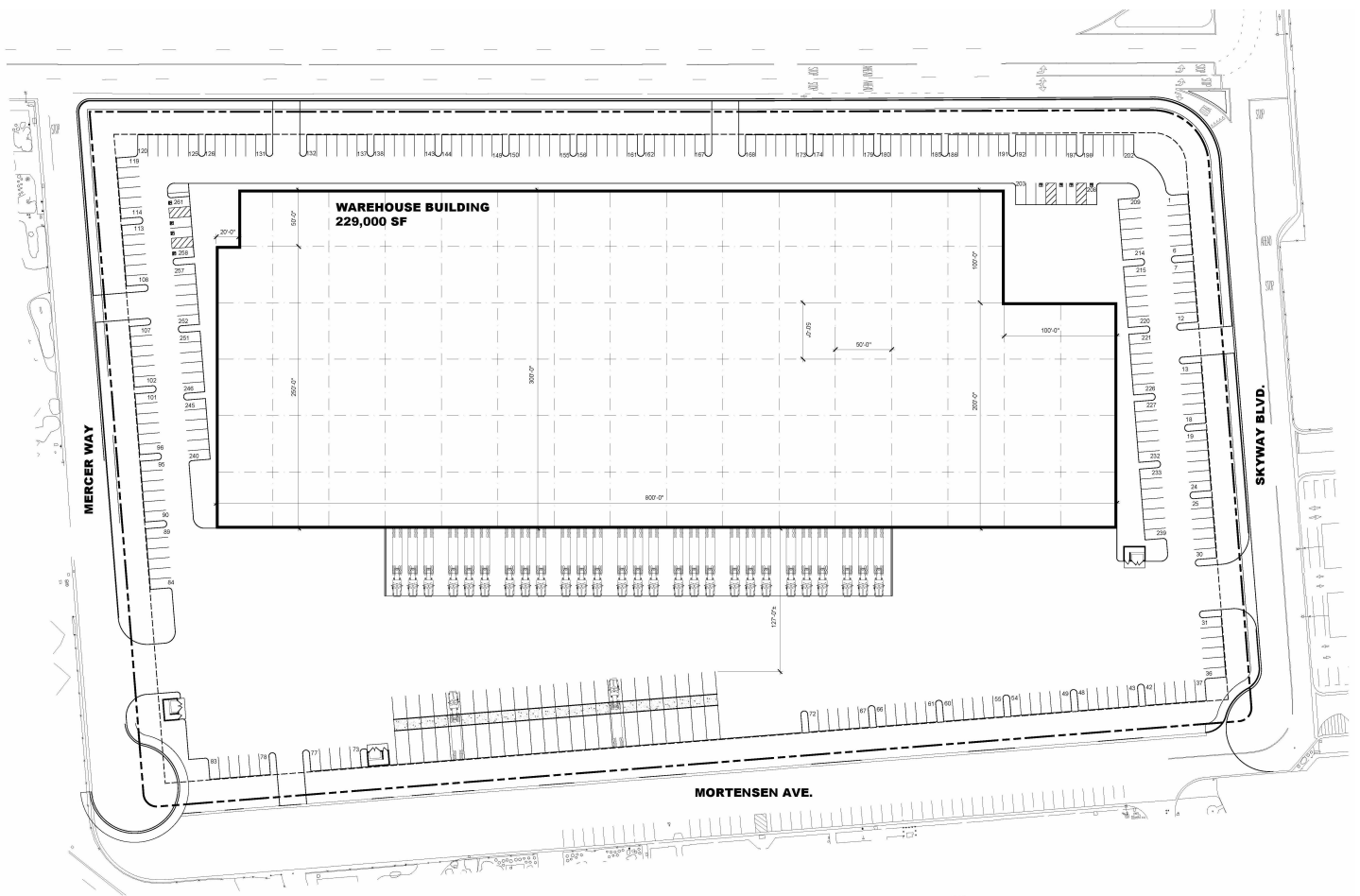
Salinas Business Park will be a state of the art warehouse distribution center located immediately adjacent to the Salinas Municipal Airport, with direct access to the airport ramp. The approximately 229,000 sq. ft. building will include 36 ft clear height, loading docs, 480V 3 phase power availability, and column spacing of 50' x 50' providing flexible unit sizes. Occupancy in 2024.

### BUILDING FEATURES

LOCATION	Airport Blvd, Salinas, CA
APN	003-862-001
BUILDING AREA	up to 229,000 sq. ft.
SITE AREA	approx. 13.15 acres
ACCESS	Direct access to Salinas Municipal Airport ramp
CEILING HEIGHT	36'
CONSTRUCTION TYPE	Concrete tilt, column spacing 50x50
DOCK DOORS	9'x10'
GRADE LEVEL DOORS	12'x14'
TI ALLOWANCE	\$5 PSF
TRUCK COURT	Minimum 113'
FIRE SPRINKLERS	ESFR
DESIRED TERM	10 Years
ESTIMATED DELIVERY	Occupancy in 2024
POWER	480V, 3 Phase available
PARKING	261 Stalls (1.14 / 1000)
OFFICE/WAREHOUSE	5% Office / 95% Warehouse Distribution
ASKING RENT	Call for Pricing



## Site Plan





# SALINAS

BUSINESS  
PARK

STARBUCKS  
HAMPTON INN

DENNY'S  
CHEVRON  
CARL'S JR.  
MCDONALDS

101

183

DENNY'S - MOTEL 6  
JACK IN THE BOX - 76 GAS  
INNS OF CALIFORNIA

SALINAS  
FAIRWAYS

HARTNELL  
COLLEGE  
ALISAL  
CAMPUS

SUBWAY  
PILOT TRUCK STOP  
ARCO AM/PM  
7 ELEVEN

SALINAS MUNICIPAL  
AIRPORT

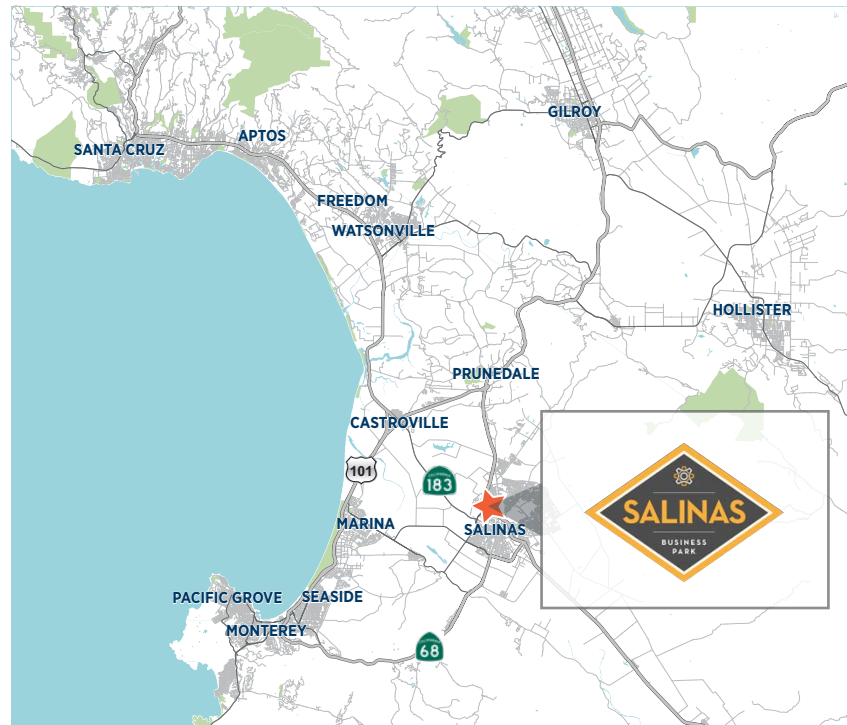


## Location Highlights

- The City of Salinas is located along Highway 101 at the North end of the Salinas Valley. The Monterey Peninsula is 15 miles away, Santa Cruz is 37 miles, and South Bay Area is 40 miles.
- Situated in the "Central Coast" region of California which includes the Monterey Peninsula.
- The property is adjacent to Highway 68 and Highway 101.

## Infrastructure

- Salinas is accessed by Highway 101, Highway 183, and Highway 68.
- Highway 101 passes north/south through the city and provides direct access to the Bay Area.
- Highway 183 connects the City of Salinas with the community of Castroville and Santa Cruz.
- Highway 68 connects Salinas to the Monterey Peninsula.
- 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.



### Greg Findley

Managing Director  
+1 831 755 1639  
greg.findley@cushwake.com  
Lic. 01170453

### Michael Bassetti

Director  
+1 831 737 1124  
michael.bassetti@cushwake.com  
Lic. 01422049

### CUSHMAN & WAKEFIELD

1 Lower Ragsdale Drive, Bldg 1, Suite 100  
Monterey, CA 93940

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)