

FOR SALE INDUSTRIAL NNN LEASED INVESTMENT OPPORTUNITY

# Leased Food Production & Cold Storage Facility

Colliers



# 3080

HILLTOP ROAD  
MOSS LANDING, CA

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**PRICE \$12,000,000.00**



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**TOTAL SF AVAILABLE**  
±40,466 SF

**OFFICE SF**  
±8,212 SF ;  
5,688 SF  
on 2nd floor

**SITE ACREAGE**  
4.309 AC

**YEAR BUILT**  
2004



Freezer ±3,090 SF

Blast Freezer ± 837 SF

Tempering Room ± 379 SF

Cooler ±1,596 SF

Production ±12,815 SF

Dry ±11,845 SF

Equipment/Misc. ±1,336 SF

Ceiling Heights 32'-7" maximum

Dock Doors 3 dock-high doors

Refrigeration System Freon

Power 120/208V three phase 2000A  
277/480V three phase 2500A

Auto Parks 70 ; 20-30 additional future spaces available



**Additional  
4.3 Acres**

**4.3 Acres**  
**Subject  
40,466 SF**

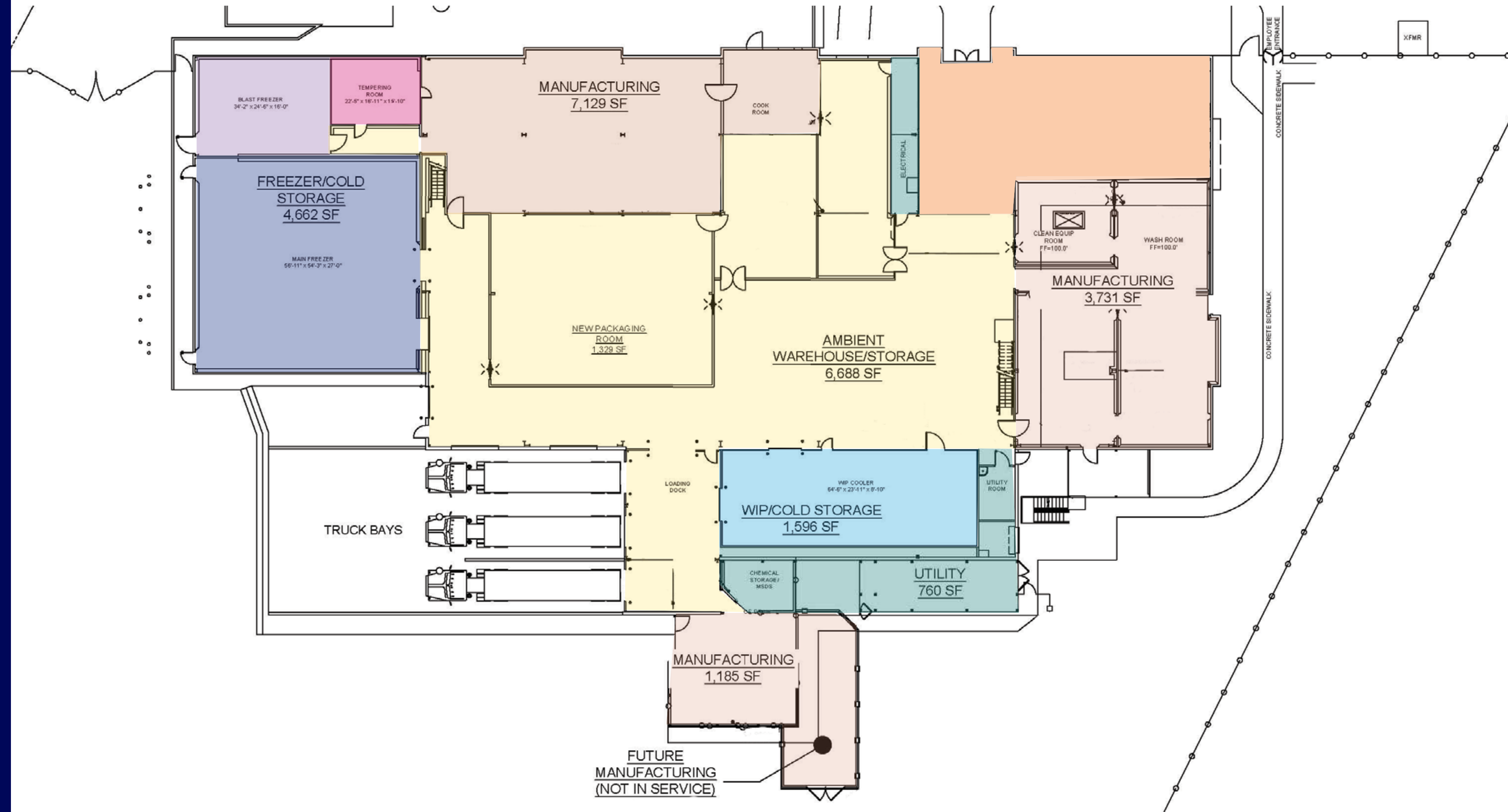
*4.30 acre tract of land directly adjacent to the building ideal for building expansion, trailer parking or outside storage*

**Hilltop Rd**

**HWY 1**

# FIRST FLOOR LAYOUT

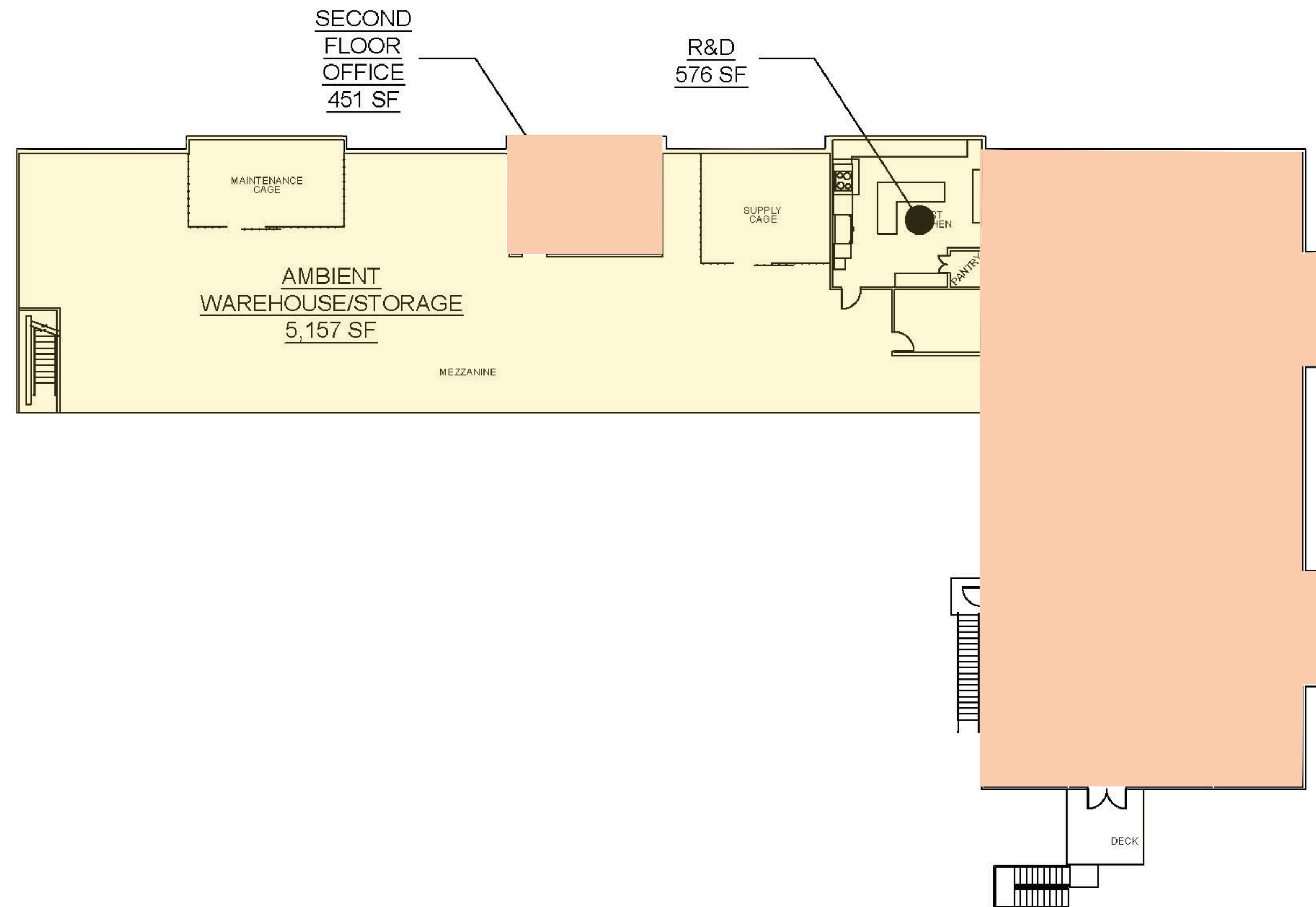
LEGEND	TYPE	± SF	CLEAR HEIGHT	TEMPS
	Freezer	3,090	27'	-10° F
	Blast Freezer	837	16'	-20° F
	Tempering Room	379	15'-10"	28° F
	Cooler	1,596	8'-11"	32° F
	Production	12,815	8'-11" - 9'-5"	N/A
	Dry	11,845	18' - 32'-7"	N/A
	Equipment/ Misc.	1,336	8'-5" - 9'-5"	N/A
	Office	13,900	9' minimum	N/A



\*SF's are not exact and subject to change

## SECOND FLOOR LAYOUT

LEGEND	TYPE	± SF	CLEAR HEIGHT	TEMPS
■	Freezer	3,090	27'	-10° F
■	Blast Freezer	837	16'	-20° F
■	Tempering Room	379	15'-10"	28° F
■	Cooler	1,596	8'-11"	32° F
■	Production	12,815	8'-11" - 9'-5"	N/A
■	Dry	11,845	18' - 32'-7"	N/A
■	Equipment/ Misc.	1,336	8'-5" - 9'5"	N/A
■	Office	13,900	9' minimum	N/A



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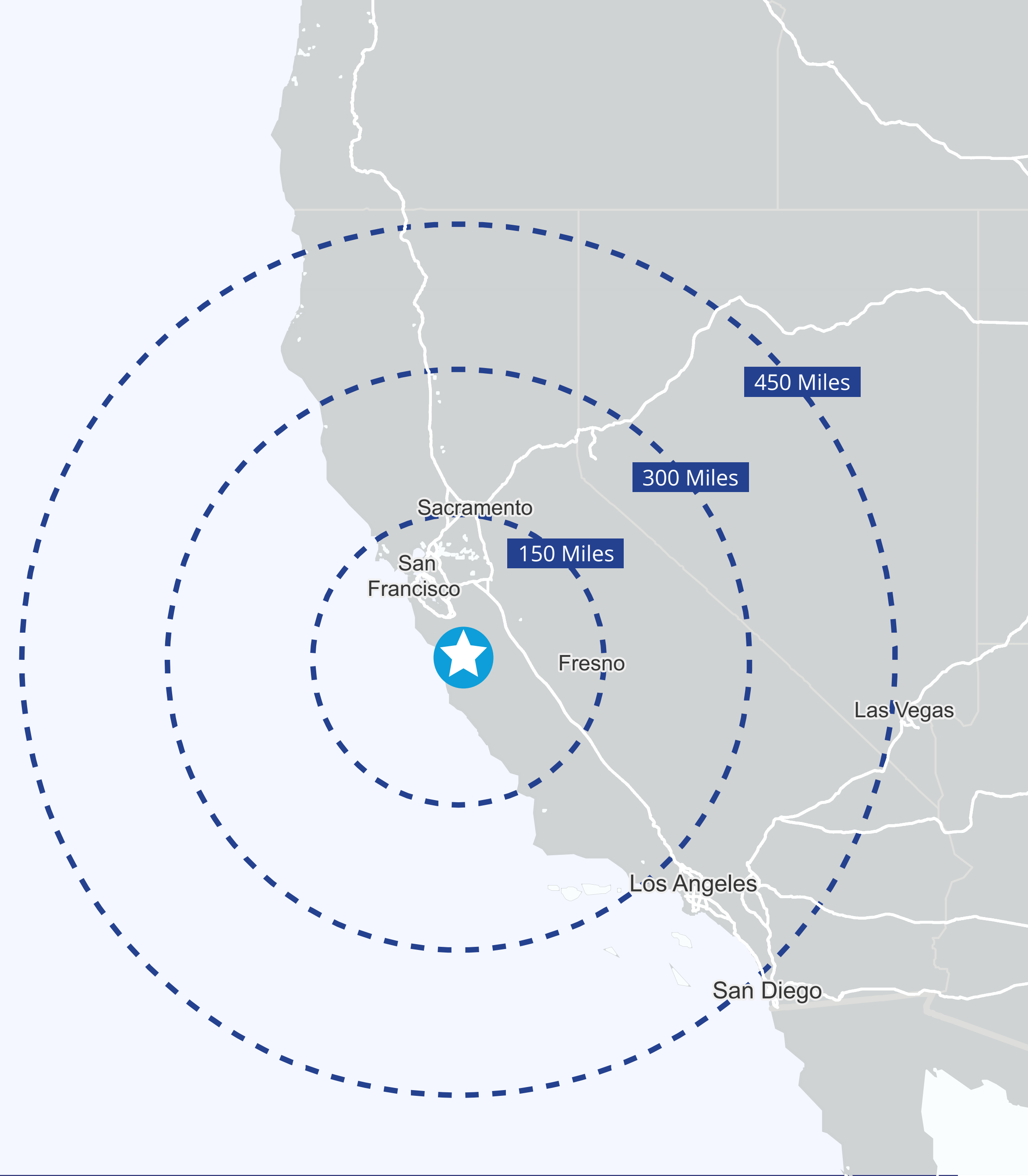


## LOCATION

Located in the center of Monterey Bay, this facility can easily service Fresno, San Jose and San Francisco markets. The facility is located next door to a Lineage Logistics and is only 0.3 miles from a bus stop with service from Salinas & Watsonville Transit Centers.

### Distance to Major Arteries & Points of Interest:

- 0.6 miles to CA-1
- 3.5 miles to Downtown Watsonville
- 5.7 miles to Watsonville Municipal Airport
- 23.5 miles to Monterey Regional Airport
- 87.3 miles to Port of Oakland



# LEASE ABSTRACT

## Aggrigator Inc.

**ADDRESS:**

3080 Hilltop Road  
Moss Landing, CA

**TENANT:**

Aggrigator Inc.

**RENT COMMENCEMENT:**

November 2023

**LEASE EXPIRATION:**

November 2033

**RENEWAL OPTIONS:**

Two (2) options of  
five (5) years each

**Rental Increases:**

YEAR	ANNUAL RENT	CAPITALIZATION RETURN
1	\$756,000.00	
2	\$778,680.00	6.49%
3	\$802,040.40	6.88%
4	\$826,101.60	7.09%
5	\$876,411.24	7.30%
6	\$902,703.48	7.52%
7	\$929,784.60	7.74%
8	\$957,678.24	7.98%
9	\$986,408.52	8.22%

**Real Estate Taxes:**

Tenant shall pay all real estate taxes to Landlord on a quarterly basis throughout the lease term.

**Insurance:**

Tenant at its sole cost and expense carry and maintain commercial general liability insurance naming Landlord as additional insured and property insurance naming Tenant and Landlord as loss payees.

**Repairs & Maintenance:**

Tenant is responsible at its sole cost and expense to maintain all elements of the exterior and interior of the premises.

**Landlord Responsibilities:**

Landlord is responsible for the structural elements of the building.

## TENANT OVERVIEW

**Aggrigator Inc.**, is a California-based company operating in the agricultural sector. The company has facilities in Watsonville and Moss Landing, California. Aggrigator Inc. is a technology-driven company focused on improving the fresh produce supply chain.

Founded in 2015, Aggrigator is a B2B “farm-to-shelf” marketplace that connects buyers and sellers of fresh produce. The platform aims to streamline the fresh produce supply chain, enabling small and medium-sized farms to access larger markets while improving efficiencies and reducing waste. The company provides premade meals to customers including government agencies, non-profits and schools.

The tenant is well suited to this property due to its agriculture related business. The location has good access to both local and regional transportation to the surrounding areas. The location also has a good supply of local labor. Moss Landing and its surrounding areas all have strong ties to agriculture. The Moss Landing area benefits from being in close proximity to the Greater Salinas Valley. It also benefits from its close proximity to Watsonville, which also has a strong agricultural market.



## AREA AND REAL ESTATE OVERVIEW

Moss Landing is a small, unincorporated coastal community in Monterey County, California, situated at the mouth of Elkhorn Slough on the Monterey Bay. Known for its working harbor, marine research institutions (such as the Moss Landing Marine Laboratories), and thriving fishing industry, Moss Landing plays an important role in the region's coastal economy. While the town is modest in size, its strategic location between the cities of Santa Cruz and Monterey—and near the agricultural powerhouse of the Salinas Valley—makes it a unique node for both marine and land-based industries.



## AGRICULTURE-RELATED REAL ESTATE

Moss Landing sits just west of the Salinas Valley, one of the most productive agricultural regions in the world, often called “the Salad Bowl of the World.” This proximity makes Moss Landing a critical logistical and operational extension of the valley's agricultural engine. The area supports agriculture through services such as equipment maintenance, packaging, and cold storage facilities. Because of this, agricultural investors and operators frequently seek industrial properties in or near Moss Landing that can serve as satellite operations to their inland farming businesses.

Demand for ag-related industrial real estate remains strong, particularly for facilities that have cold storage and processing systems in place. There are limited new development opportunities and zoning restrictions keep the supply of property tight. This has helped sustain or increase property values and lease rates over time. Adaptive reuse of existing buildings is a common approach, as new construction faces regulatory and environmental hurdles.

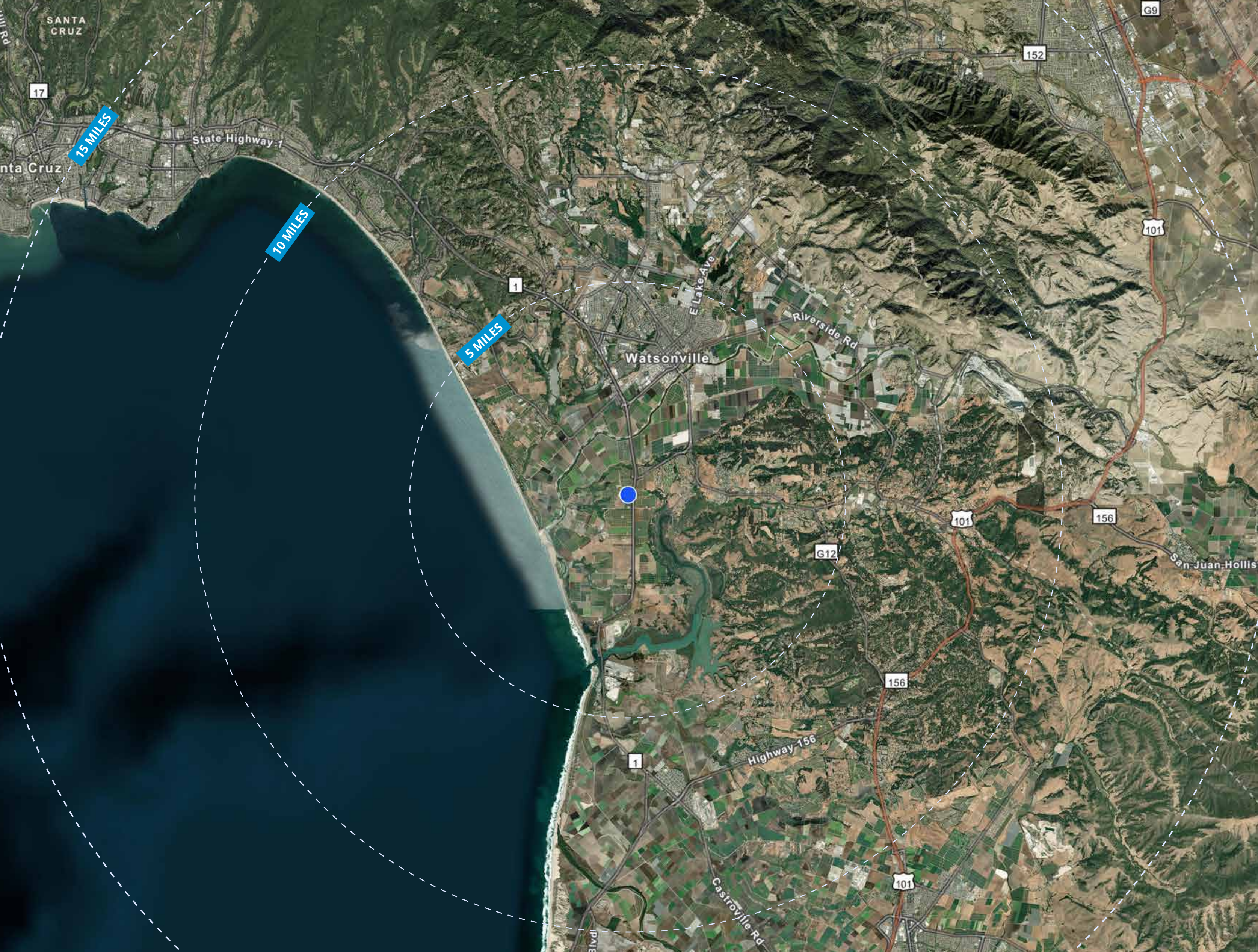
Moss Landing's unique blend of coastal industry and proximity to California's premier agricultural corridor positions it as a niche but vital hub for agri-industrial real estate. As demand for efficient, strategically located agricultural support facilities grows—particularly those near the Salinas Valley—**Moss Landing is likely to remain a high-interest location despite its development constraints.**

## COMMERCIAL AND INDUSTRIAL REAL ESTATE MARKET

The commercial and industrial real estate market in Moss Landing is shaped by its maritime heritage, proximity to major agricultural zones, and relatively limited land availability. The area includes a mix of facilities supporting the fishing industry, marine science operations, and agri-industrial uses like packing, processing, and cold storage.

Due to its location on Highway 1 and its access to the Port of Moss Landing, logistics and storage operations tied to regional agriculture are particularly prevalent. There is a steady demand for industrial real estate that can support produce cooling, distribution, and equipment servicing. However, the supply of industrial-zoned land in Moss Landing is constrained by geography, environmental protections (particularly around Elkhorn Slough), and limited development pressure due to its unincorporated status. As a result, available properties often command premium prices and lease rates relative to similar rural industrial zones.





## DEMOGRAPHICS

2024 SUMMARY	5 MILES	10 MILES	15 MILES
Population	65,926	127,954	376,484
Households	17,744	37,481	118,854
Total Housing Units	19,078	40,725	129,202
Owner Occupied	46%	58%	56%
Renter Occupied	54%	42%	44%
Avg. Household Income	\$107,047	\$131,615	\$135,423
Total Businesses	2,043	3,553	11,339
Median Home Value	\$647,524	\$784,367	\$820,751



**SWEET EARTH**  
NATURAL FOODS



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