

J.R. Parrish Inc.

347 LOCUST STREET FOR LEASE

WATSONVILLE CA



9,800 SF WAREHOUSE
— PLUS MEZZANINE —

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EXCLUSIVELY LISTED BY

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JR Parrish, Inc.
Commerical Real Estate

J.R. Parrish, Inc.



EXECUTIVE SUMMARY



ZONING
INDUSTRIAL

347 LOCUST STREET
WATSONVILLE, CA



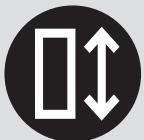
WAREHOUSE SIZE
+/- 9,800 SF



MEZZANINE AREA
+/- 4,200 SF



PARCEL SIZE
+/- 14,854 SF



TOTAL AREA
INCLUDING MEZZANINE
+/- 14,000 SF

PROPERTY DESCRIPTION

JR Parrish Inc. is pleased to announce the availability of 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 approx. 14,854 square feet (0.0341 acres).

Along one edge of the building are contained 2 floors of offices. Within this area are contained several offices, 2 bathrooms and 1 shower. The building could be utilized for manufacturing, warehousing or distribution. The warehouse contained a modest yard area adjacent to the building.

In addition to the offices, there is a mezzanine area of approximately 4,200 square feet accessed via stairwell. Zoning is industrial. Ceiling height is approximately 18-24 feet. Access to the building is via main door as well as large grade level sliding double door entry door. Wiring and security upgrades have been made to the building from a past tenant and the present electrical is sufficient for most warehouse uses.

This building represents an excellent opportunity to locate your business to the thriving area of an exceptional community with a convenient location.

PROPERTY DETAILS

APN	017-092-16
Address	347 Locust St Watsonville, CA
Market	San Fransico Bay Area
SubMarket	Santa Cruz County
Ground Floor Mezzanine	+/- 9,800 SF +/- 4,200 SF
Land Area	14,854 SF
Rent	\$1.15 PSF (NNN)

PROPERTY FEATURES

Number of Units	1
Net Rentable SF	+/- 9,800 SF
Mezzanine	+/- 4,000 SF
Zoning Type	Heavy Industrial
Number of Parking Spaces	+/- 10
Ceiling Height	18 - 24 FT
Grade Level Doors	2
Fenced Yard	+/- 3,000 SF
Office SF	+/- 1,500 SF



J.B. Parrish, Inc.

EXTERIOR PHOTO



J.R. Parrish, Inc.

347 LOCUST ST

EXTERIOR PHOTOS



J.B. Parrish, Inc.

347 LOCUST ST

INTERIOR PHOTO



J.R. Parrish, Inc.

347 LOCUST ST

INTERIOR PHOTOS



J.R. Parrish, Inc.

347 LOCUST ST

INTERIOR PHOTOS



J.R. Parrish, Inc.

347 LOCUST ST

LOCATION MAP



J.B. Parrish, Inc.

347 LOCUST ST

DISCLAIMER

JR Parrish, Inc (JRP) hereby advises all prospective purchasers of property as follows:

All materials and information received or derived from JRP 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 JRP 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. JRP 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.

EXCLUSIVELY LISTED BY

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A handwritten signature in black ink that reads "JR Parrish, Inc." The signature is fluid and cursive, with "JR" and "Parrish" being the most prominent parts.