

For Lease

321 N Main St
Salinas, CA

Property Overview

- 9,785 sf building
- 2 stories
- Ground floor: 6,160 sf - warehouse
- 2nd floor: 3,625 sf - office / storage
- Fenced parking
- 10 stall parking + 1 ADA parking

Access to property from both N Main St and Martella St

- 3 restrooms (1 ADA restroom)
- 1 Roll up door on side of building (8' x 8')
- Immediate access from US 101

- Power: single phase 120/240v, 200 amps
- Property has natural gas

- Zoning: Mixed Arterial Frontage
- Current permitted use: Mercantile (Warehouse)

Asking rent: \$1.25 psf, NNN, monthly

In addition to rent, tenant is responsible for property tax (estimated at \$915/month), insurance, utilities, and all other building expenses/maintenance.

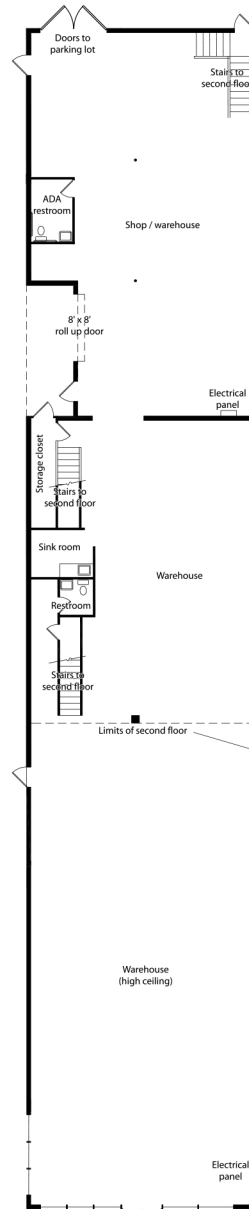
Term: 36 to 60 months

Fenced parking
10 stall parking + 1 ADA parking



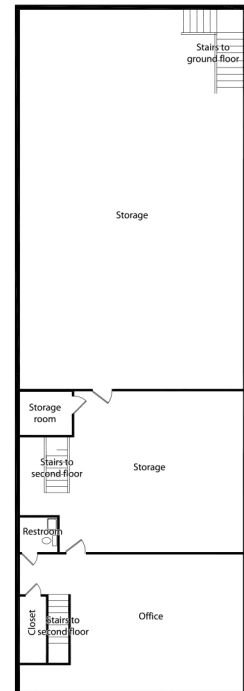
Ground floor

Floor area: 6,160 Sf



Second floor

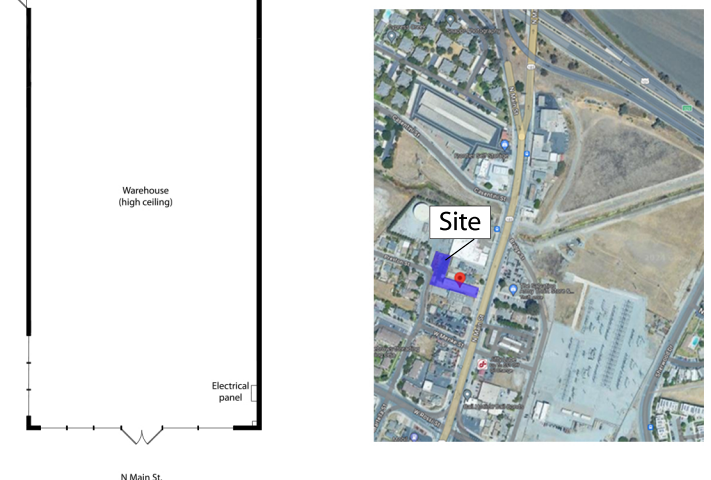
Floor area: 3,625 Sf



Ground floor: warehouse



Second floor: office and storage



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