

INDUSTRIAL PROPERTY FOR SALE

255 Apollo Way

Hollister, CA 95023



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INTERO

A Berkshire Hathaway Affiliate

Commercial

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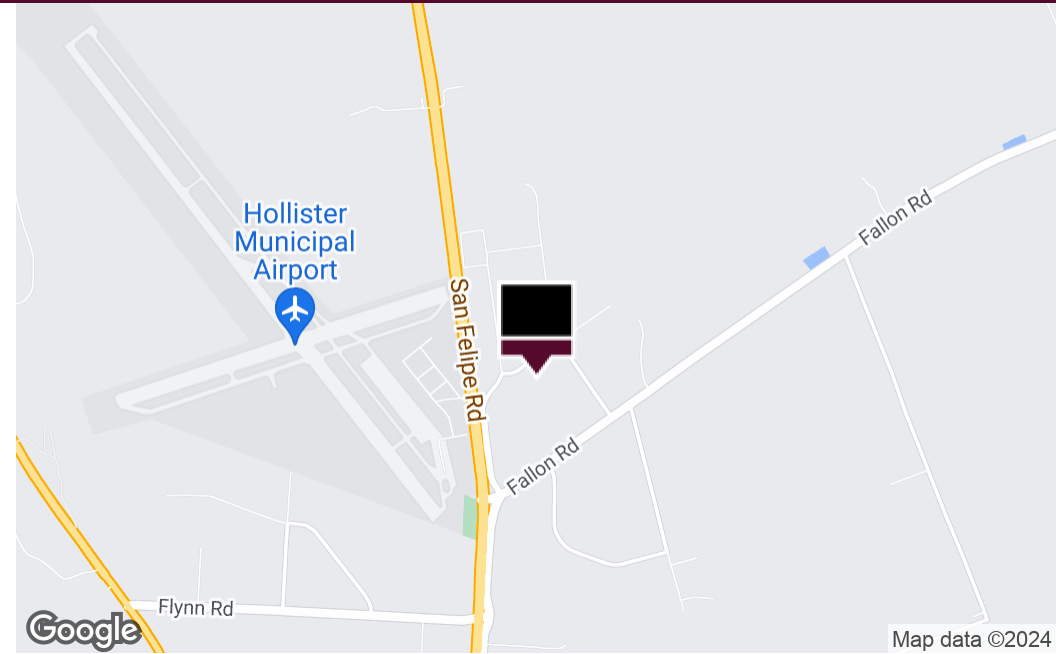
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Property Information

Property Summary



Offering Summary

Sale Price:	\$6,800,000
Number of Units:	3
Lot Size:	2.25 Acres
Building Size:	31,500 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	122	4,675	13,995
Total Population	387	16,635	47,089
Average HH Income	\$94,995	\$94,240	\$95,377

Property Description



Property Description

Welcome to a rare investment opportunity in the heart of Hollister, featuring an industrial building with exceptional amenities and potential. Strategically located in a bustling industrial zone, this property offers lucrative prospects for investors and businesses alike. Situated in the city of Hollister, this industrial building enjoys easy access to major transportation routes, ensuring convenient connectivity for logistics and distribution operations. The building is divided into three units, providing versatility for multiple tenants or varied operational needs. With 33 designated parking spaces, accommodating employees and visitors is hassle-free. Equipped with modern utilities, including separate gas and electric meters, the building offers flexibility and efficiency in utility management. The electrical service is rated at 1600 amps 277/480v (Buyer to verify), ensures ample power supply for industrial operations. Committed to safety standards, the building is fully sprinklered and insulated, providing a secure environment for occupants and assets. Additionally, fiber connectivity ensures reliable communication and data transmission capabilities. The HOA oversees common area landscape maintenance, ensuring a well-kept exterior. Zoned as M1 for light industrial use, the property presents versatile opportunities for manufacturing, warehousing, or distribution purposes. Spanning across 2.25 acres of land, the property provides ample outdoor space for parking, maneuvering, and potential expansion opportunities.

Complete Highlights



Property Highlights

- Built in 1984
- 31,500 sf building
- 2.25 acres of land
- Roof replaced in July 2021
- Building divided into 3 units
- 3 separate gas meters
- 2 separate electric meters 1600 amps 277/480v (Buyer to verify)
- HOA for exterior common area landscaping

Property Details

Sale Price

\$6,800,000

Location Information

Street Address	255 Apollo Way
City, State, Zip	Hollister, CA 95023
County	San Benito

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Light Industrial
Lot Size	2.25 Acres
APN #	051-154-006-000

Building Information

Building Size	31,500 SF
Tenancy	Multiple
Number of Cranes	1
Number of Floors	1
Year Built	1984
Roof	New roof installed July 2021
Free Standing	Yes

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	33



Site Plans



"HOLLISTER BUSINESS PARK"
TRACT NO. 189 PTN. LOT Q
RANCHO BOLSA DE SAN FELIPE
ASSESSOR'S OFFICE, COUNTY OF SAN BENITO, CA

Floor Plans



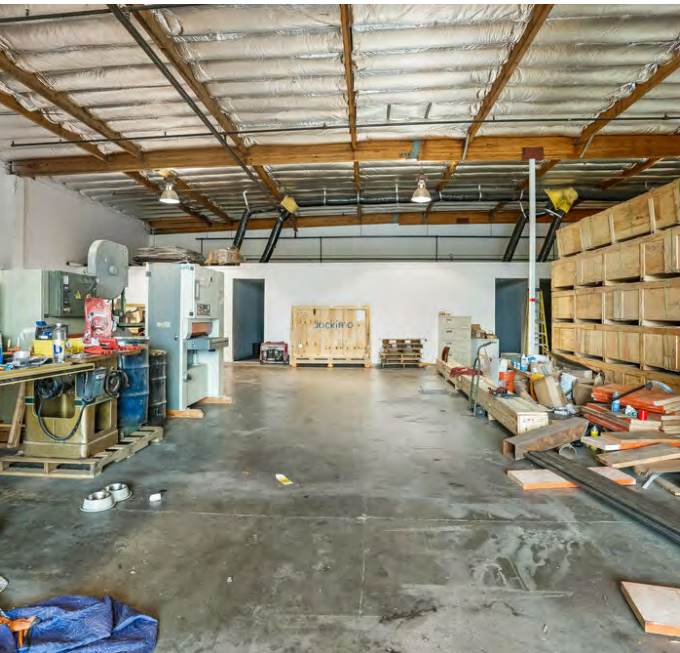
Additional Photos



Additional Photos



Additional Photos



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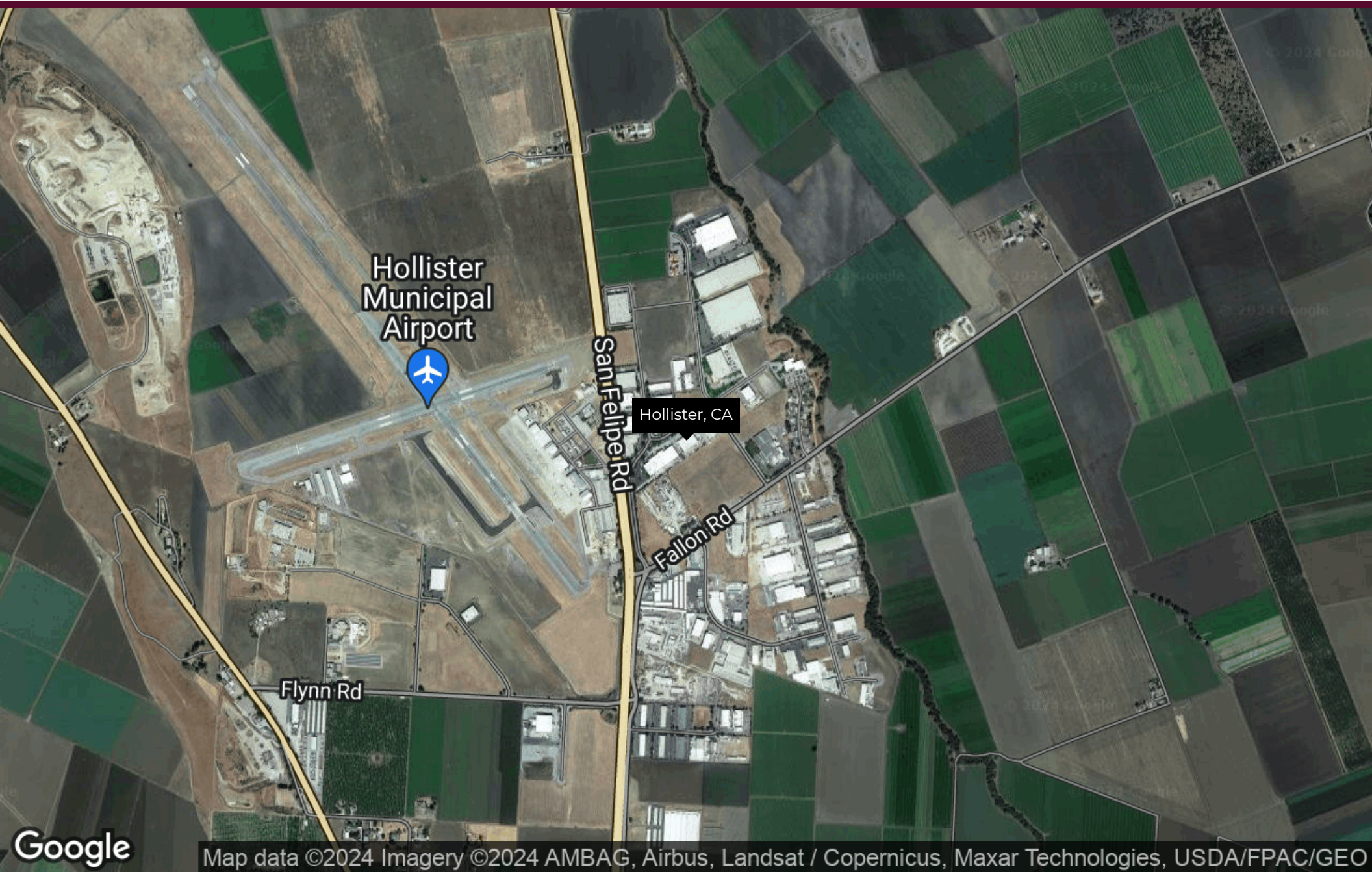
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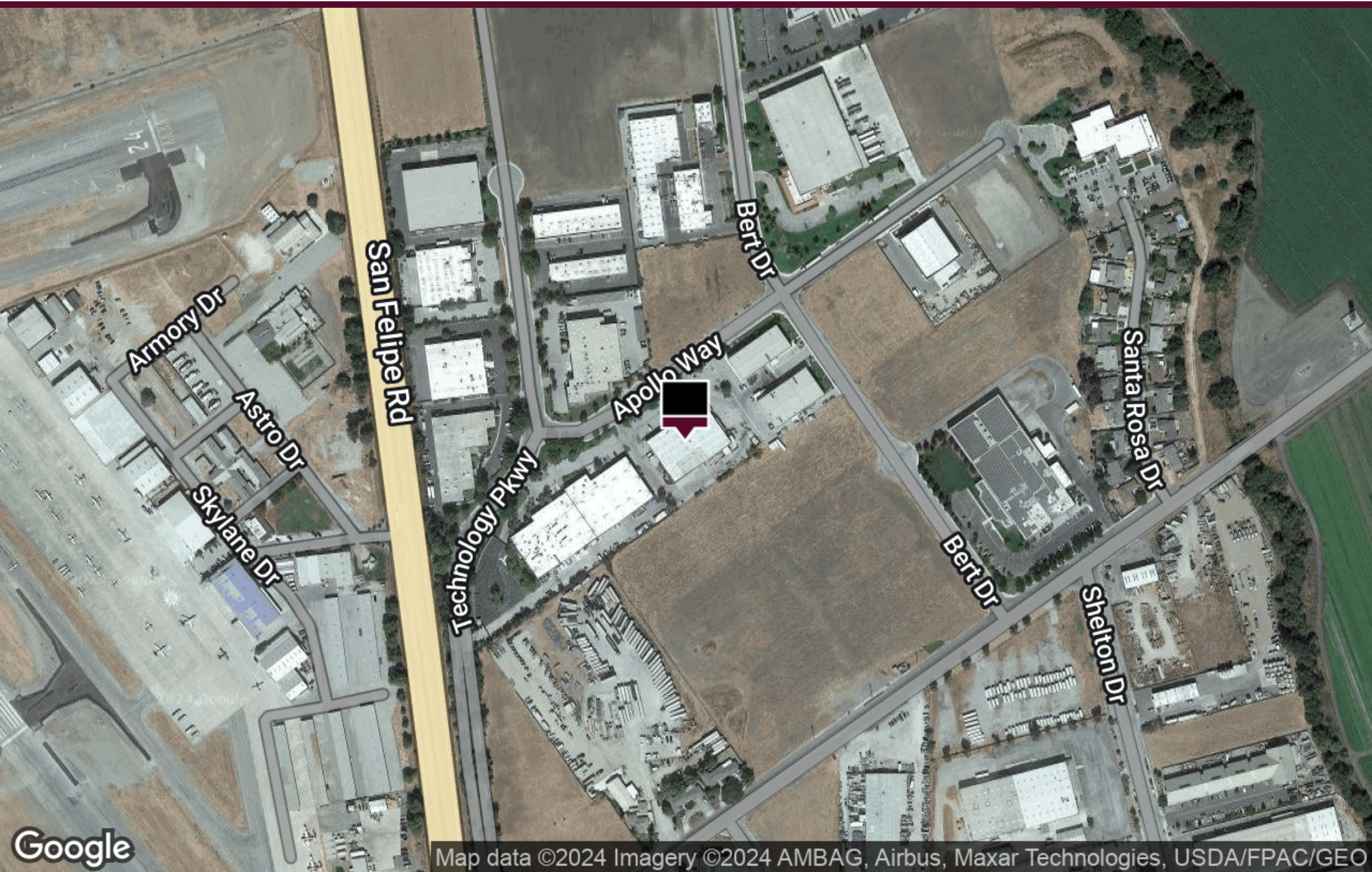
Location Information

Regional Map



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Location Map



Map data ©2024 Imagery ©2024 AMBAG, Airbus, Maxar Technologies, USDA/FPAC/GEO



Demographics

Demographics Map & Report

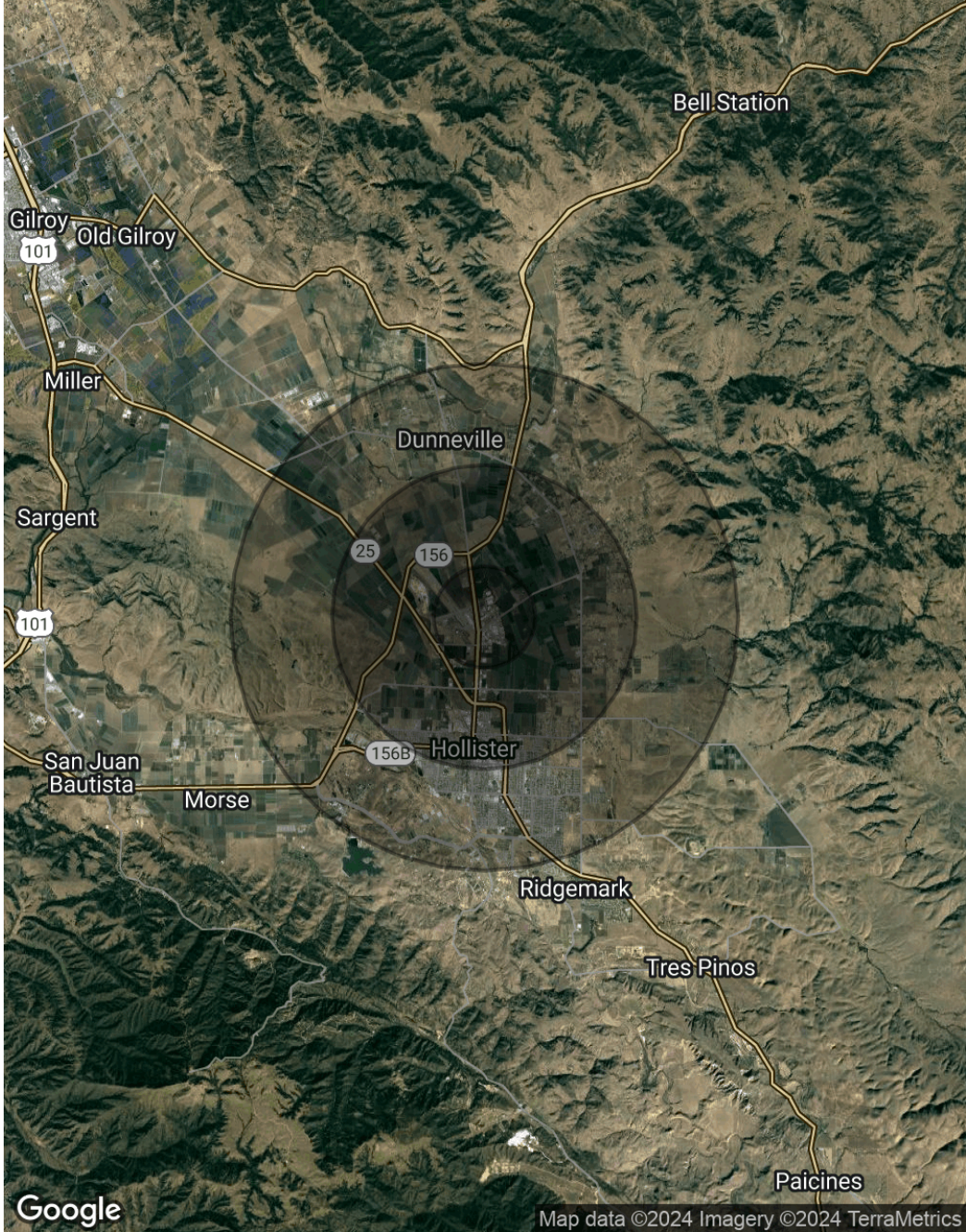
Population

	1 Mile	3 Miles	5 Miles
Total Population	387	16,635	47,089
Average Age	40.8	34.4	33.9
Average Age (Male)	40.3	33.8	33.9
Average Age (Female)	45.0	35.0	34.9

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	122	4,675	13,995
# of Persons per HH	3.2	3.6	3.4
Average HH Income	\$94,995	\$94,240	\$95,377
Average House Value	\$705,868	\$515,877	\$538,730

* Demographic data derived from 2020 ACS - US Census



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Advisor

Advisor Bio



RENEE KUNZ

Vice President and Managing Officer

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CaIDRE #00963855

Professional Background

Vice President and Managing Officer | Senior Vice President Strategic Partnerships

I have been a licensed Realtor for over 25 years. I am the Vice President and Managing Officer of the Hollister Intero Real Estate Office and Senior Vice President of Strategic Partnerships for our Company. I have been with Intero Real Estate since 2002. My passion for real estate is shown in my commitment to my clients. I am here to provide transparency so my clients can make an educated decision. I will go above and beyond to provide the highest level of customer service. I am dedicated to the highest standards and place your needs first! My business has been built on referrals from satisfied clients and repeat business. I am here to help you with buying or selling investment properties, multi-unit properties, commercial property, ranches and development land. I would like to be your trusted Real Estate Advisor.

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