



OFFICE/R&D/MANUFACTURING/DISTRIBUTION BUILDING FOR LEASE

±10,172 TO ±27,611 SF AVAILABLE

711 Neeson Road | Marina, CA (Marina Airport)

Josh Jones | DRE #01352818 & Michael Schoeder | DRE #00989268

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE



711 NEESON RD. | MARINA, CA

TABLE OF CONTENTS:

| | |
|------------------------|-----|
| Executive Summary..... | 3 |
| Floor Plan..... | 4 |
| Property Photos..... | 5-6 |
| Aerial Map..... | 7 |
| Disclaimer..... | 8 |

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

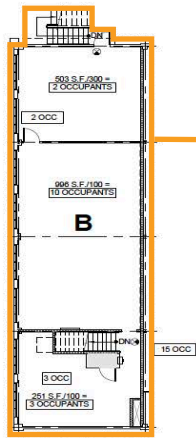
Mahoney & Associates and Cushman & Wakefield are pleased to offer for lease 711 Neeson Road in Marina California. The building is currently configured and would allow for office, R&D, manufacturing, and distribution uses. The current tenant, Light & Motion, is interested in subleasing part or the entire property. The location on Neeson Road is accessible off Reservation Road which is centrally located between the Monterey Peninsula and Salinas.

PROPERTY DETAILS

| | |
|----------------|-------------------------------------|
| ADDRESS | 711 Neeson Rd. Marina, CA |
| LEASE RATE | \$1.10 PSF + NNN |
| BUILDING AREA | ±10,172 to ±27,611 SF |
| CEILING HEIGHT | 16' - 19' |
| POWER | 1800 AMP 3 Phase |
| DOOR ACCESS | Loading Docks and Grade Level Doors |



FLOOR PLAN



SECOND FLOOR EXITING PLAN
SCALE: N.T.S.

**R+D Light Manufacturing
and Office
± 17, 439 SF**

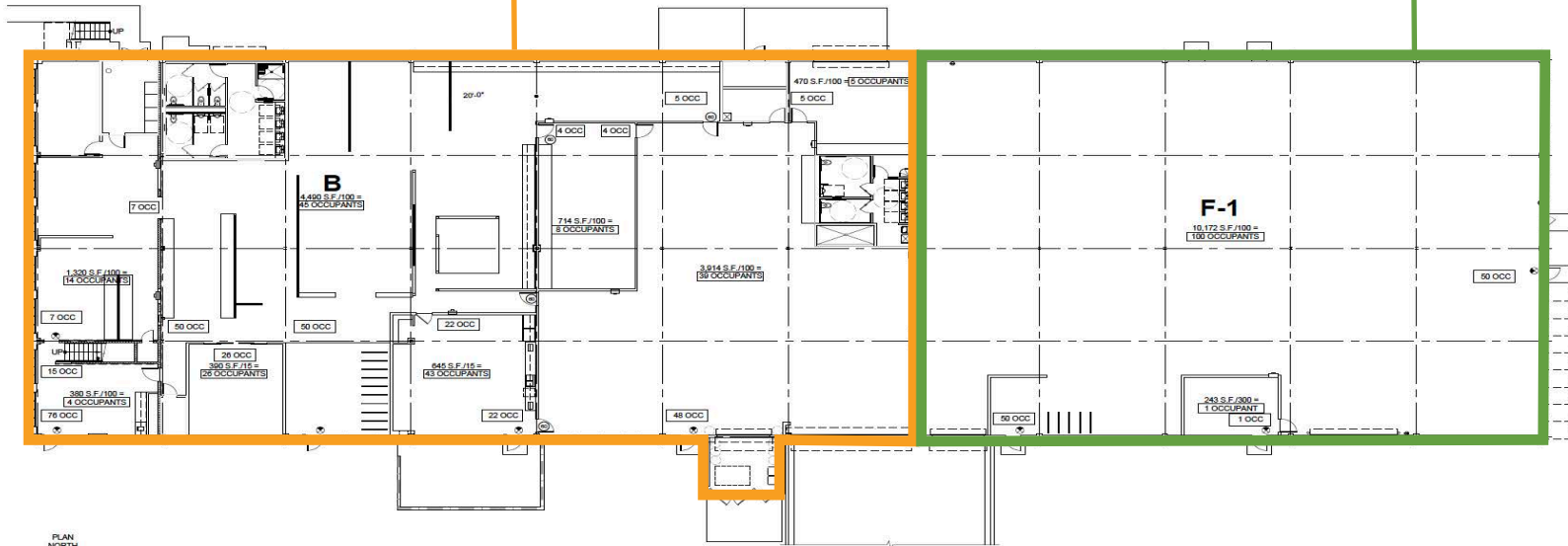
BUILDING SQ. FOOTAGE - BOMA
MEASURED OUTSIDE FACE OF EXTERIOR WALL AND CENTERLINE OF DEMISING WALL

BUILDING OCCUPANCY: GROUP B (OFFICE)
GROUP F-1 (FACTORY / MANUFACTURING)

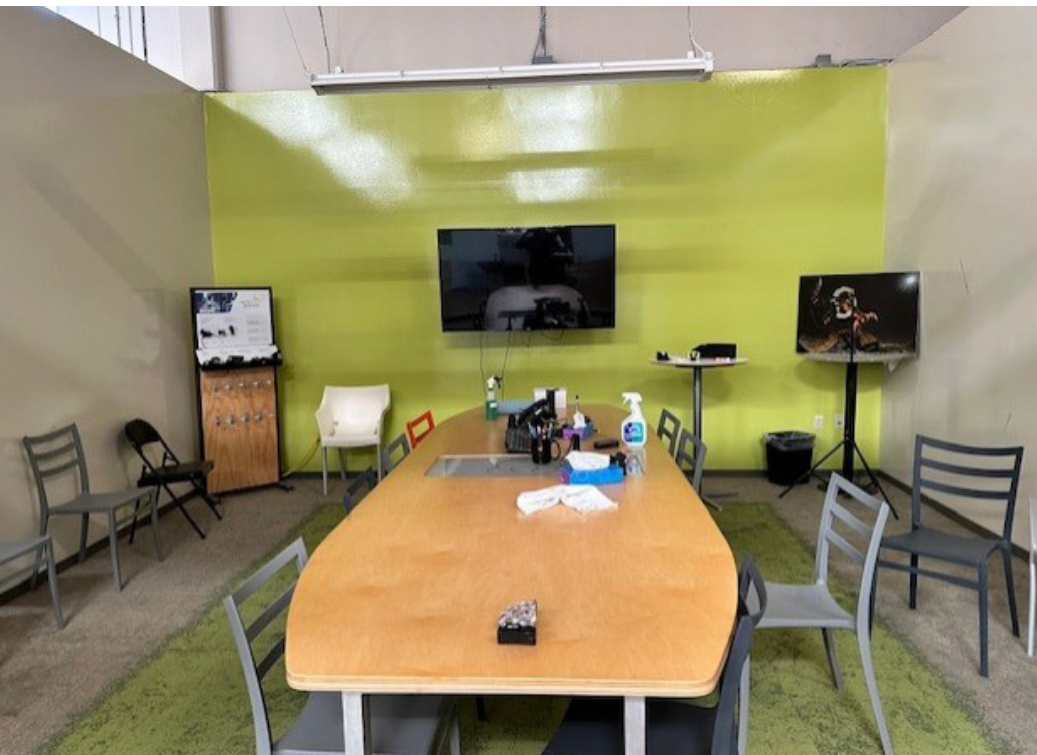
BUILDING AREA: FIRST FLOOR B ZONE 14,878 SQ. FT.
FIRST FLOOR F-1 ZONE 10,008 SQ. FT.
SECOND FLOOR 27,193 SQ. FT.

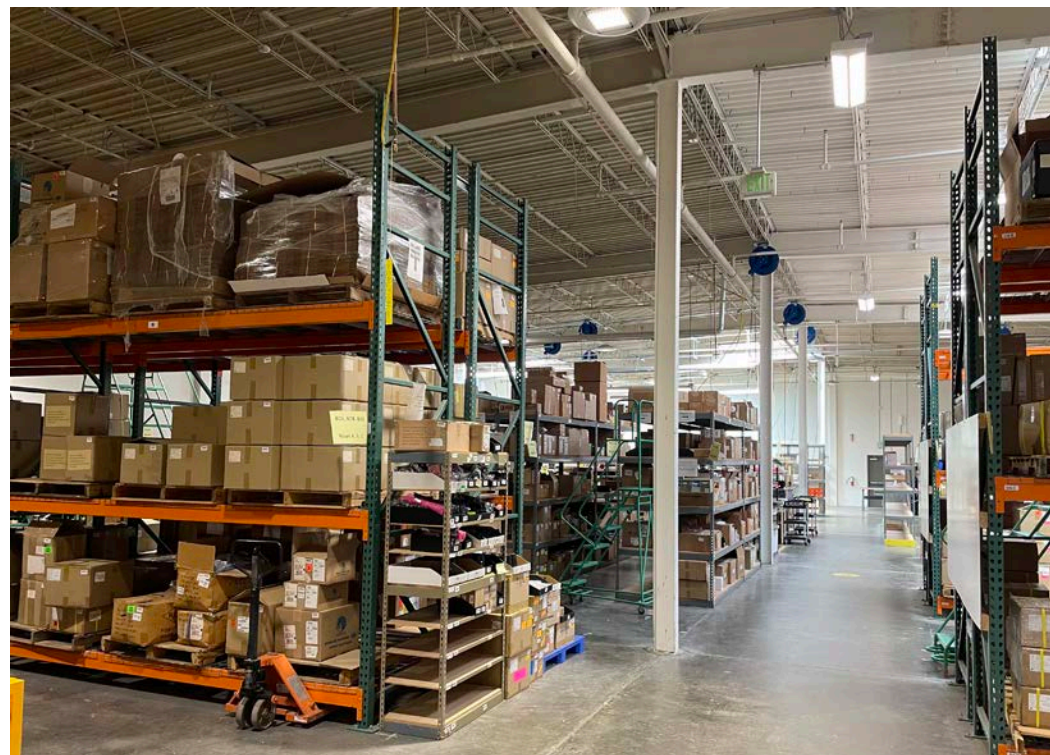
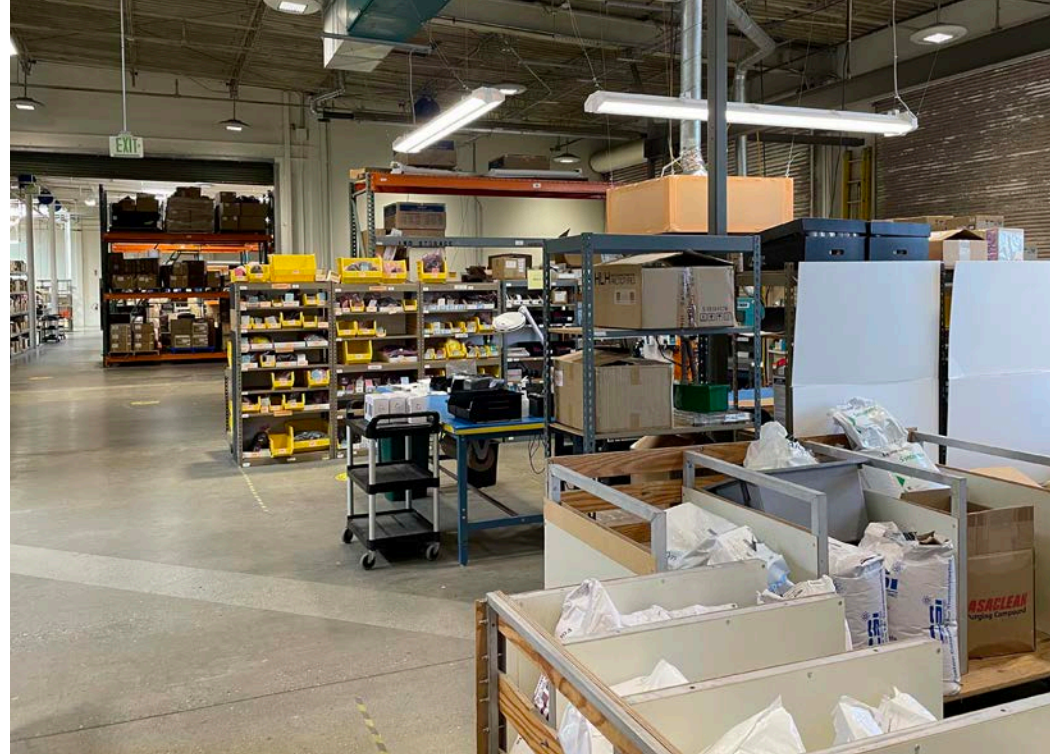
TOTAL: 52,089 SQ. FT.

**Warehouse
± 10,172 SF**

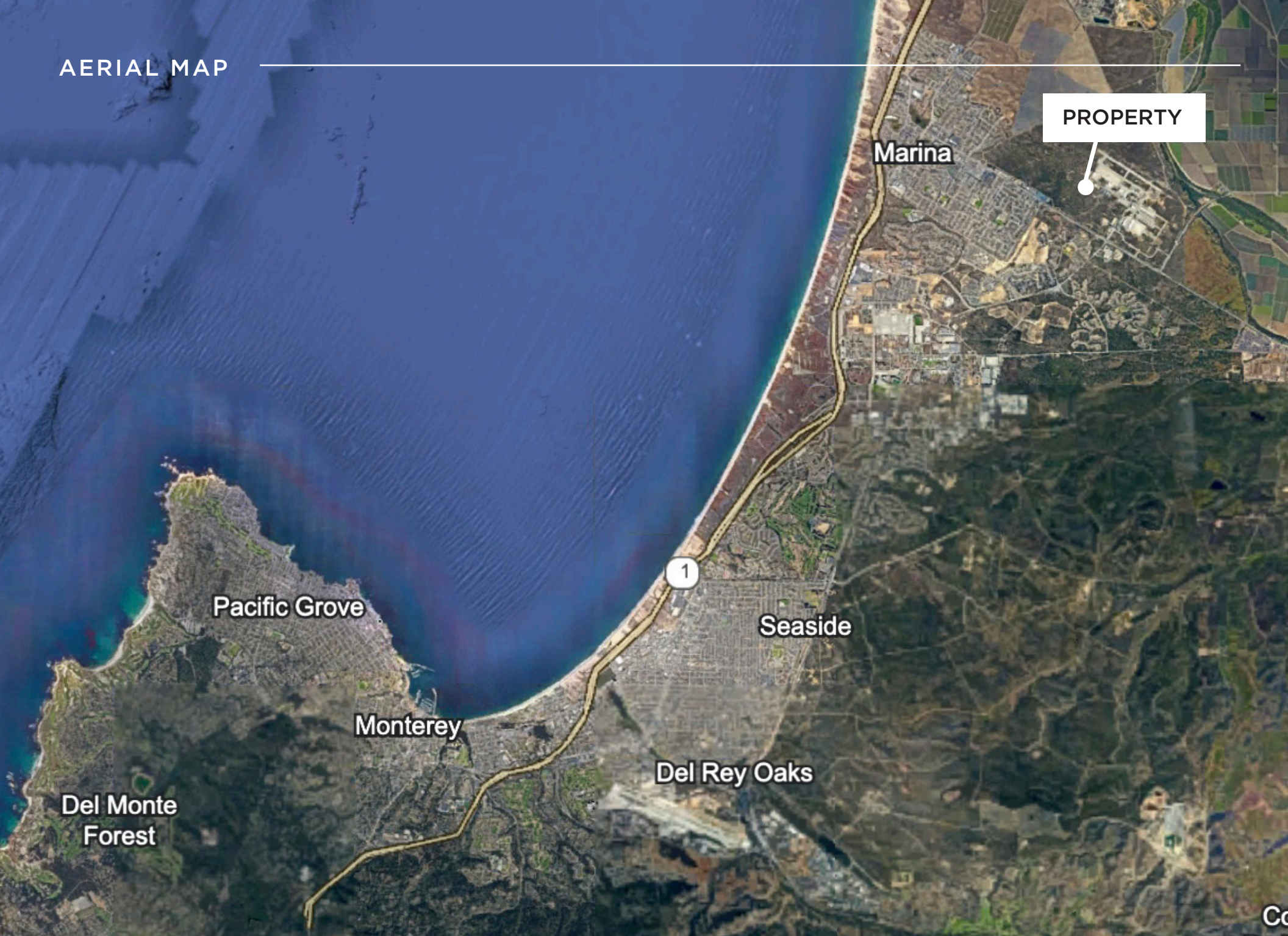


FIRST FLOOR EXITING PLAN
SCALE: N.T.S.





AERIAL MAP



PROPERTY

DISCLAIMER

Mahoney & Associates and Cushman and Wakefield hereby advises all prospective lessors/lessees of property as follows:

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