

# FOR SALE MULTI-TENANT LIGHT INDUSTRIAL COMPLEX TOTALING 17,680 SQ. FT.

50, 80, & 88 Chamberlain Street, Salinas, CA 93901



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Town 'N Country Realty proudly presents an exceptional investment opportunity at 50, 80 & 88 Chamberlain Street. This offering comprises two independent structures, collectively spanning 17,680 square feet of versatile light industrial warehouse space, strategically situated on a 1.03± acre lot.

Nestled at the intersecting corners of Chamberlain Street and Brunken Avenue, the property enjoys a coveted location less than one block away from Abbott Street—one of Salinas's principal arterial roadways. This optimal positioning provides effortless access to a wide range of commercial and logistic avenues.

For more information or to arrange a viewing, please contact Mike Handley at 831-262-2400.



**PRICE: \$3,500,000**

- APN# 002-491-019
- Lot Size: 1.03± Acres
- Multi-Tenant Light Industrial Complex Totaling 17,680 sq. ft.
- IGC - Industrial General Commercial  
Allows for an expansive range of retail, wholesale, service businesses, and limited manufacturing uses.

PROPERTY PHOTOS

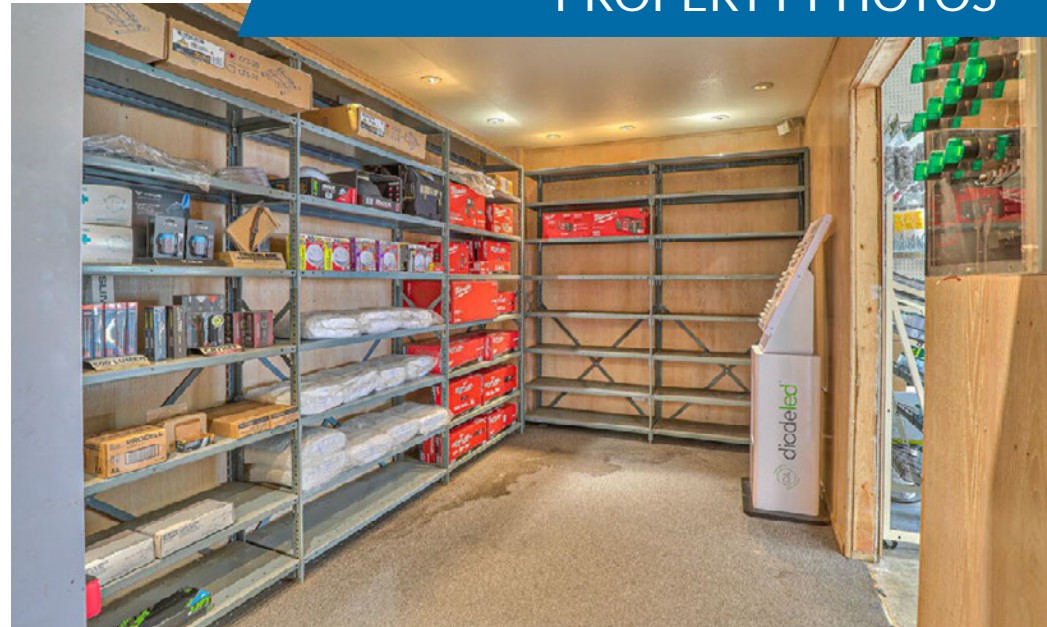


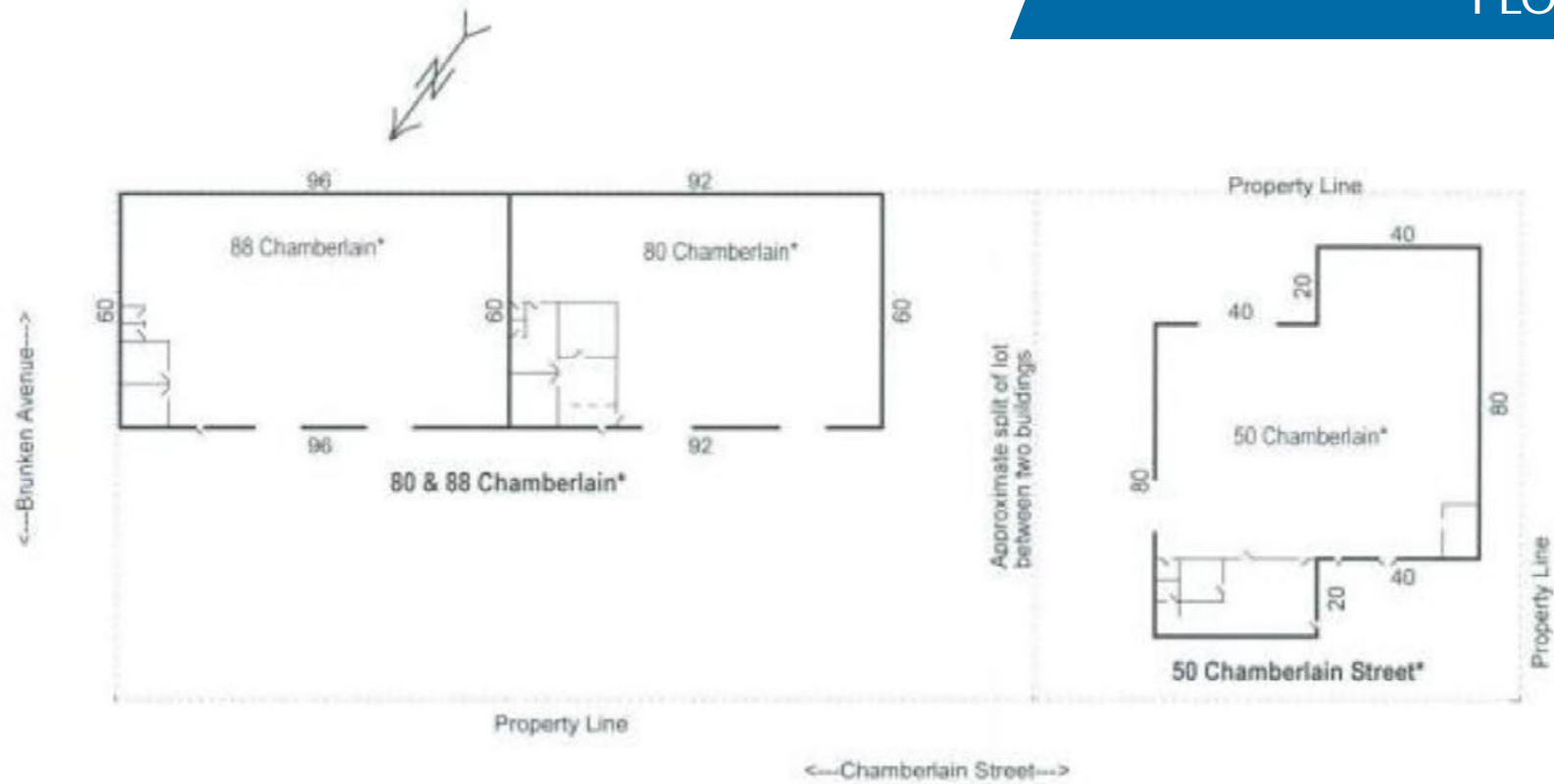
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PROPERTY PHOTOS





### 80 & 88 Chamberlain

**80 Chamberlain**  
 60 x 92 = 5,520 SF

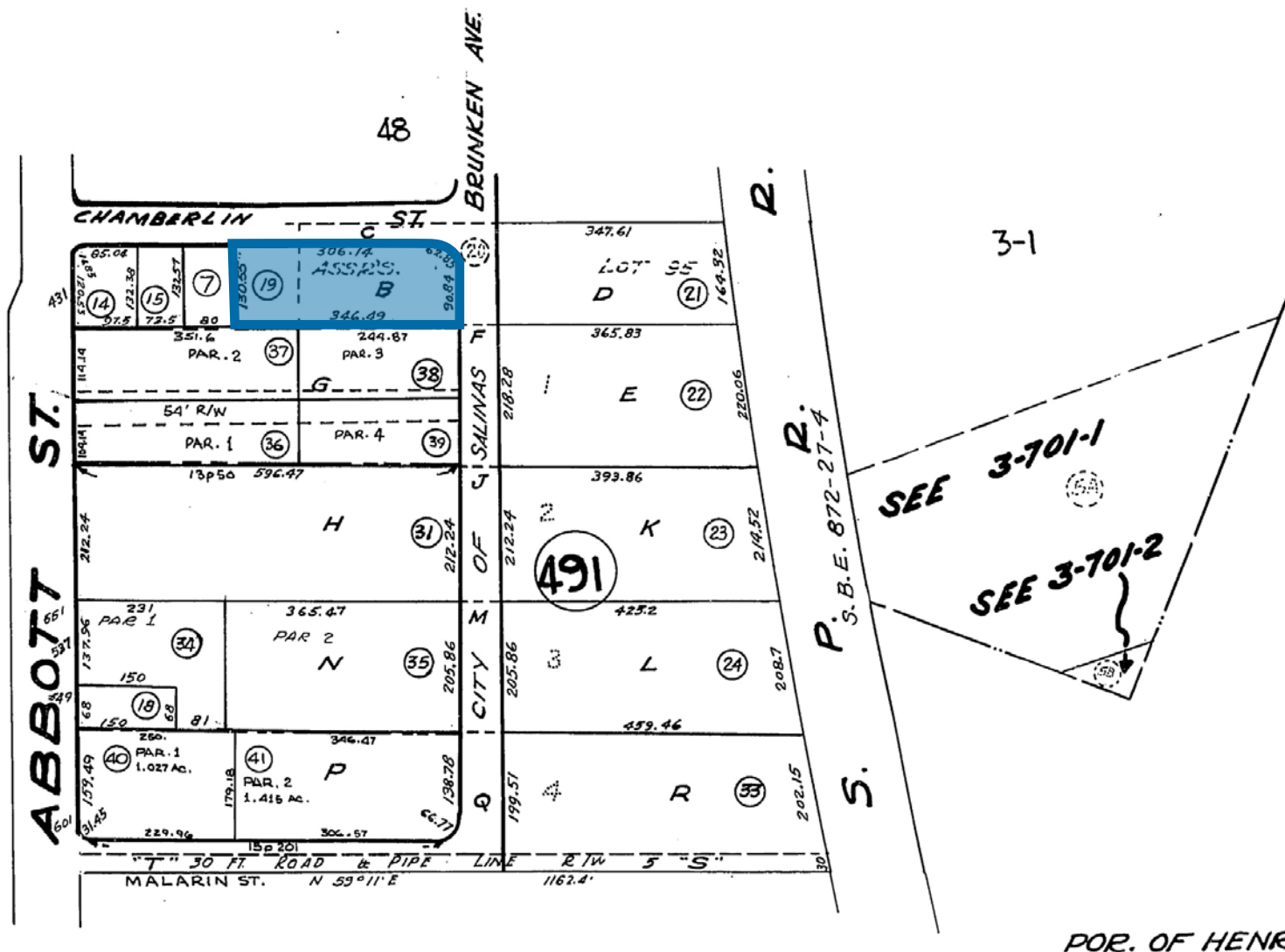
**88 Chamberlain**  
 60 x 96 = 5,760 SF

### 50 Chamberlain

**50 Chamberlain**  
 40 x 80 = 3,200 SF  
 40 x 80 = 3,200 SF

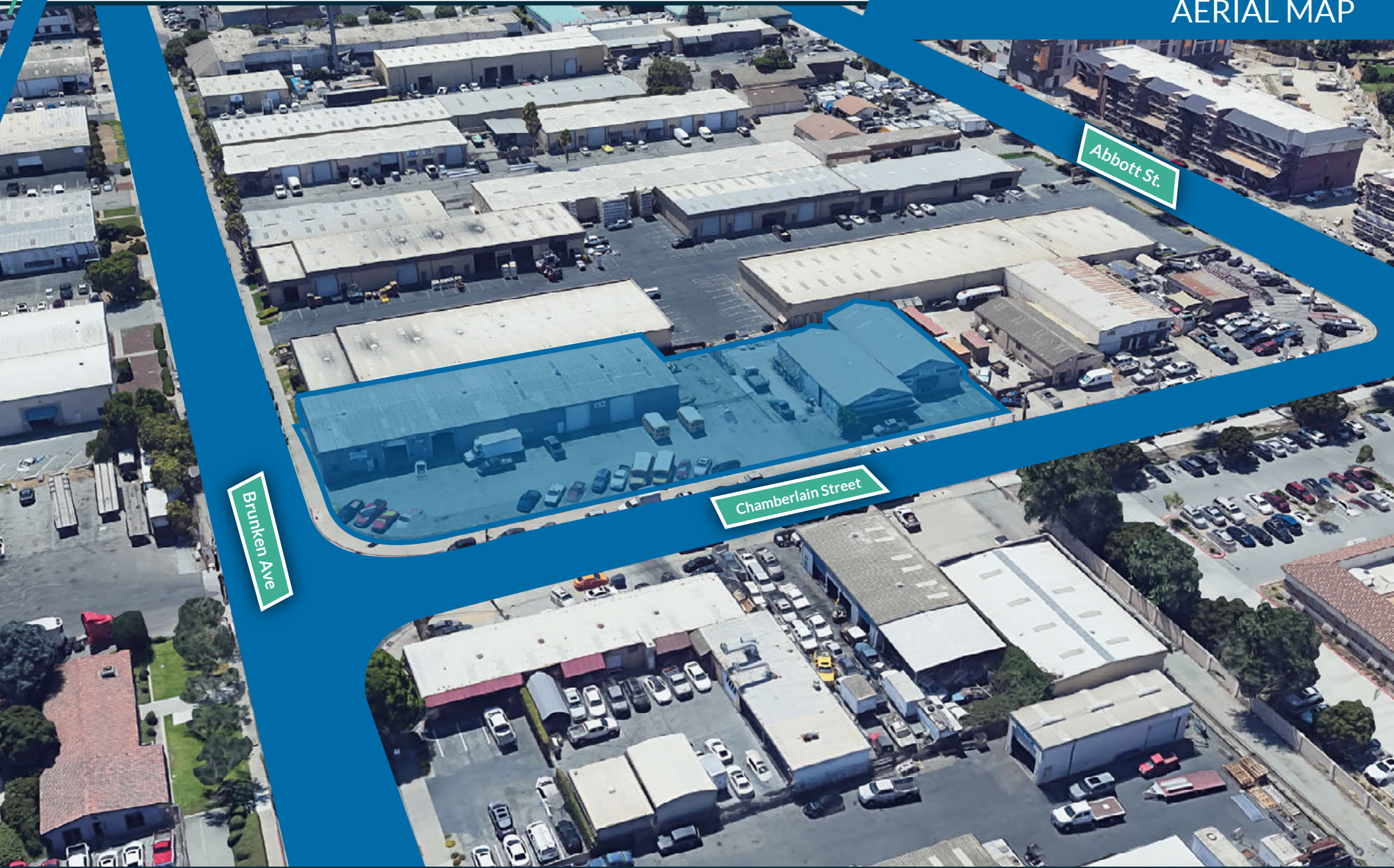
**Subtotal = 6,400 SF**

<b>TOTAL = 11,280 SF</b>	<b>+</b>	<b>TOTAL = 6,400 SF</b>	<b>=</b>	<b>17,680 SF</b>
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AERIAL MAP



Brunken Ave

Abbott St.

Chamberlain Street

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# AERIAL MAP

Veterans Memorial Hwy

Brunken Ave

Abbott St.



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# DEMOGRAPHICS

<b>2023 Summary</b>	1 MILE	3 MILES	5 MILES
Population	18,146	125,751	174,052
Households	5,375	33,159	46,605
Families	3,827	25,505	35,984
Average Household Size	3.26	3.71	3.67
Owner Occupied Housing Units	2,393	14,859	23,031
Renter Occupied Housing Units	2,982	18,300	23,574
Median Age	32.7	30.8	31.3
Median Household Income	\$68,440	\$74,589	\$79,292
Average Household Income	\$93,973	\$95,140	\$105,092
<b>2028 Summary</b>	1 MILE	3 MILES	5 MILES
Population	18,113	125,296	173,439
Households	5,395	33,206	46,668
Families	3,835	25,507	35,978
Average Household Size	3.24	3.69	3.65
Owner Occupied Housing Units	2,440	15,151	23,423
Renter Occupied Housing Units	2,955	18,055	23,245
Median Age	33.8	31.9	32.6
Median Household Income	\$78,337	\$81,700	\$87,478
Average Household Income	\$108,856	\$108,585	\$119,905

