



FOR SALE | ASKING PRICE: \$1,850,000

277 E. SAN ANTONIO DR.
King City, CA 93930

RARE ±10 ACRE INDUSTRIAL YARD –
ALL WEATHER SURFACE, FULLY FENCED!



CONTACT US:

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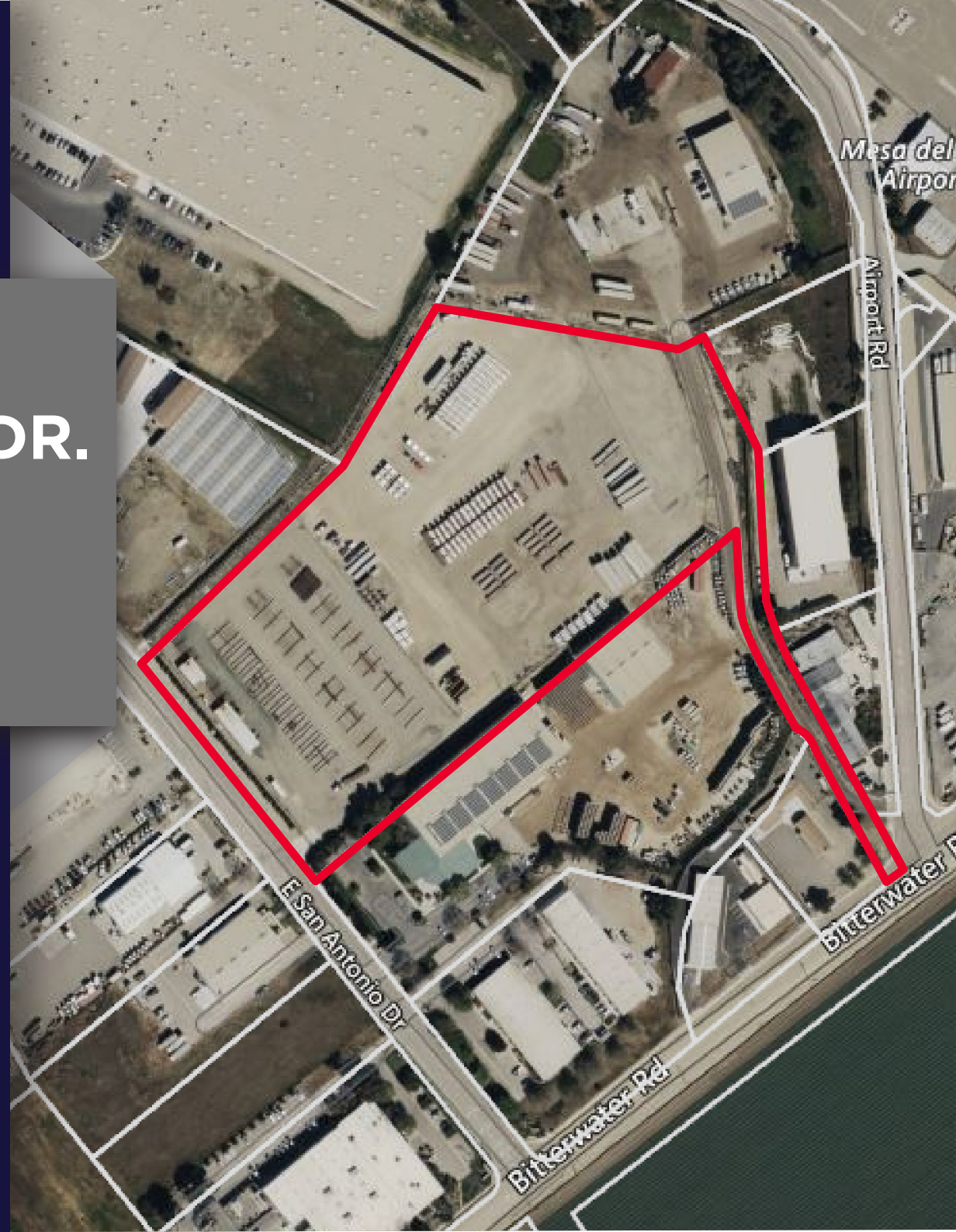
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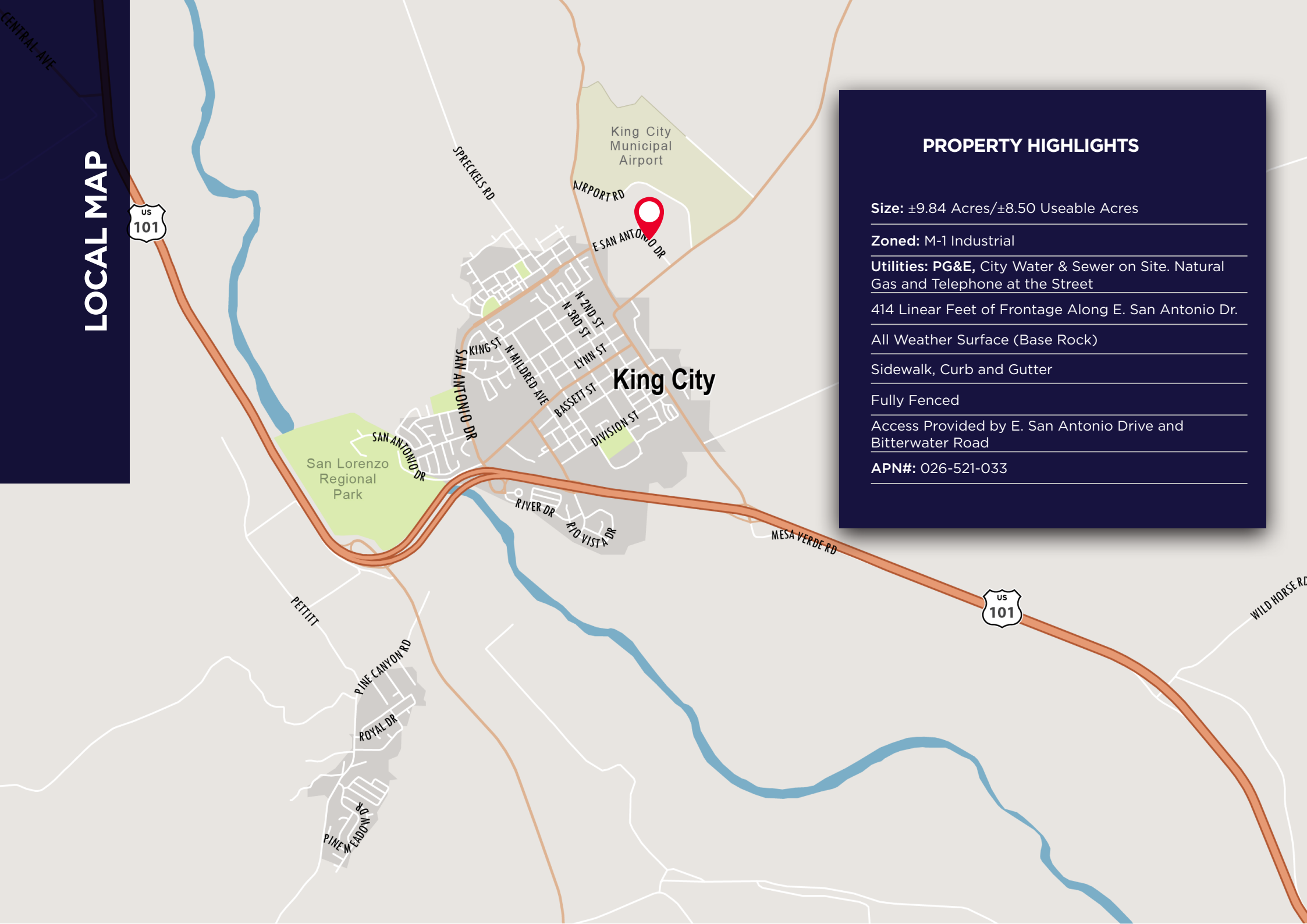
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CENTRAL AVE

LOCAL MAP

PROPERTY HIGHLIGHTS

Size: ±9.84 Acres/±8.50 Useable Acres

Zoned: M-1 Industrial

Utilities: PG&E, City Water & Sewer on Site. Natural Gas and Telephone at the Street

414 Linear Feet of Frontage Along E. San Antonio Dr.

All Weather Surface (Base Rock)

Sidewalk, Curb and Gutter

Fully Fenced

Access Provided by E. San Antonio Drive and Bitterwater Road

APN#: 026-521-033

LOCATION HIGHLIGHTS

CENTRAL LOCATION

- King City, CA is located in Southern Monterey County, California. It is situated in the Salinas Valley, approximately 120 miles south of San Francisco and 60 miles southeast of Monterey.
- The property is located within East Ranch Business Park, a 100 acre municipally-owned industrial park.
- New businesses continue to be attracted to King City because of its convenient, central location to service all of California within a few hours.
- King City's economic outlook is promising, with steady growth in recent years. The city's strategic location, excellent infrastructure, and skilled workforce make it an attractive destination for companies looking to expand or relocate.

MARKET HIGHLIGHTS

LIMITED SUPPLY OF LARGE FUNCTIONAL INDUSTRIAL BUILDINGS

- There are very few options for users looking to occupy square footage greater than 200,000 in the Central Coast, which will continue to drive demand for the property. There are numerous large scale user requirements looking for product in the Central Coast/Stockton, East Bay and Silicon Valley markets that would consider this site.

SALINAS VALLEY REGIONAL OVERVIEW

ECONOMY

- The Monterey County economy is a combination of two geographic areas - the Monterey Peninsula and the Salinas Valley, and three economic influences - agriculture, tourism and the military.
- The agricultural industry and its associated industrial support industries constitute 70% of the economic base in the Salinas Valley.
- Monterey County is one of the leading agricultural producing counties (\$4.1 Billion in 2014) in the State of California
- Local farmers produce more fresh vegetables than any other county in the United States and have pioneered the market for prepacked salad and pre-cut vegetables.

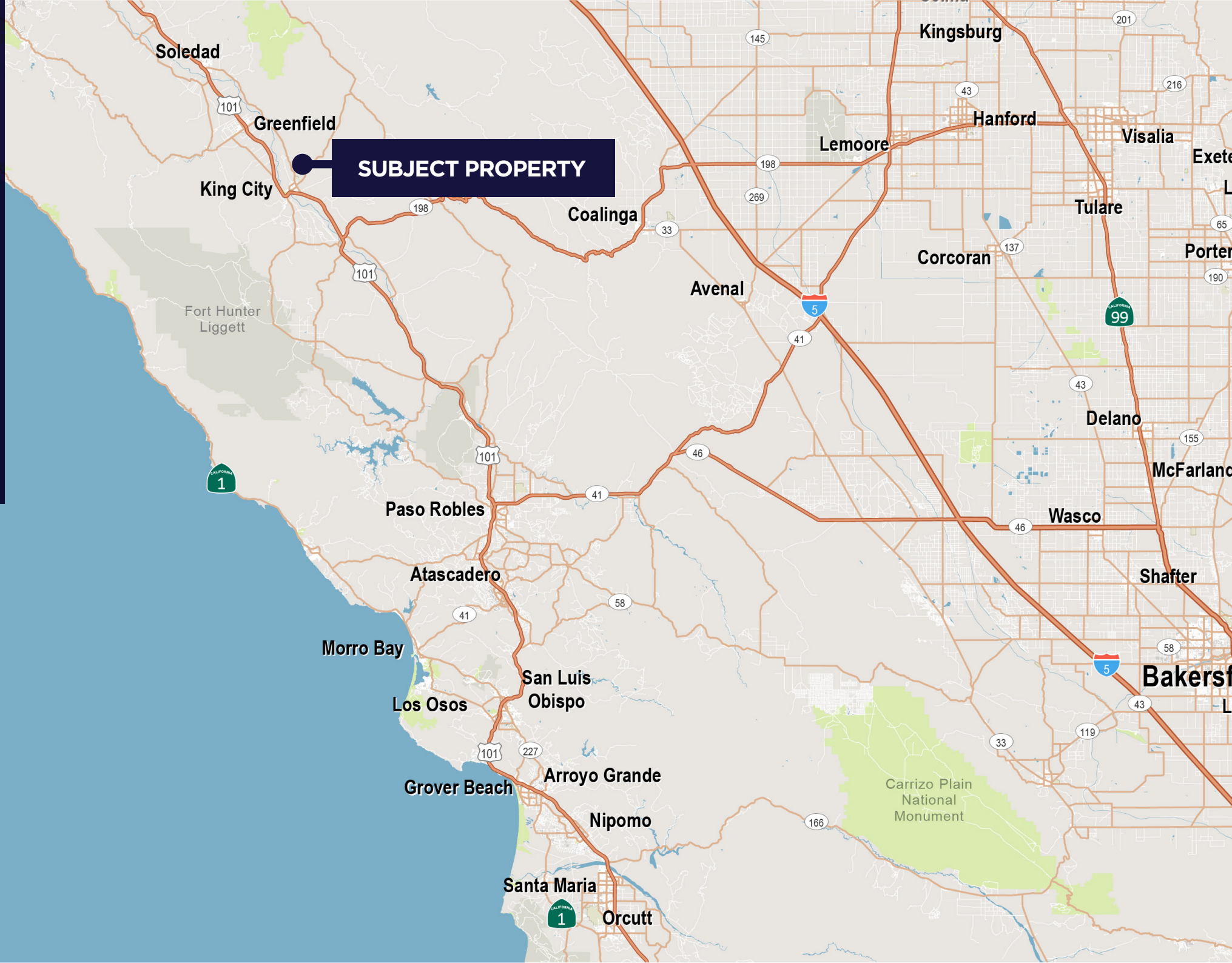
EXPANDING ECONOMIC BASE

- The wine industry in both the Salinas and Carmel Valley is recognized worldwide and is one of the largest wine growing and producing regions in California (current grape values exceed \$250,000,000 annually).
- Salinas Valley continues to expand its economic base and attract new companies and industries

EMPLOYMENT

- Three major industries: Agriculture, Government and Tourism
- Largest employers in the area: Dole Fresh Vegetables, the County of Monterey, Fresh Express, Taylor Farms, Mann Packing, and Salinas Valley Memorial Hospital

REGIONAL MAP



PARCEL MAP

20p2

21p4

20p78

35

245/4

32

PAR. 3B
8.04 AC.

31

PAR. 3A
4.8 AC.

8

PAR. 2
6.09 AC.

30

PAR. B
2.24 AC.

38

C-1
1.44 AC.

39

C-2
1.36 AC.

40

C-3
.62 AC.

33

PAR. I
2.01 AC.

32

PAR. H
1.51 AC.

23

8A
1.55 AC.

24

8B
1.55 AC.

6

LOT 4
3 AC.

16s164

34

PAR. J
4.41 AC.

33

PAR. D
9.84 AC.

40' R/W

35

PAR. G
4.95 AC.

36

PAR. L
2.56 AC.

5

30

PAR. F
1 AC.

34

PAR. E
4.84 AC.

10

PAR. 4
19.73 AC.

11

PAR. 5
4.2 AC.

1

PAR. 1

2

PAR. 2

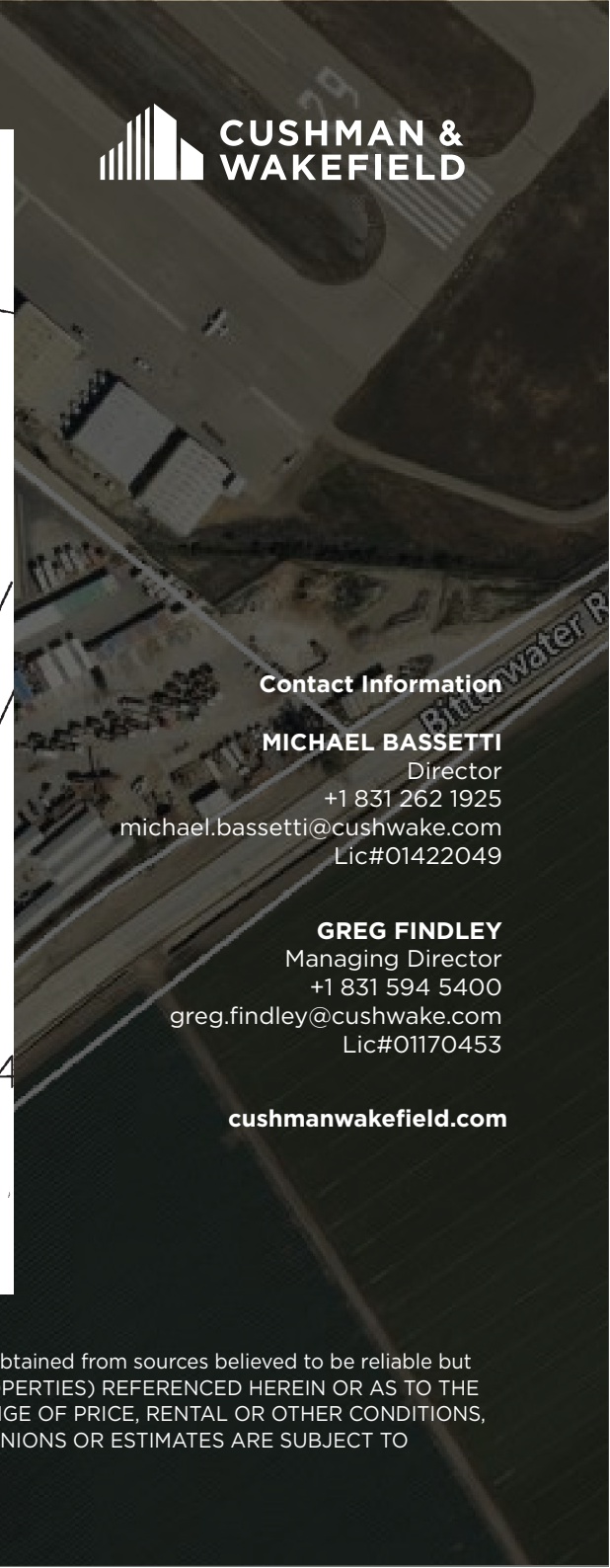
DON BATES WAY

SAN

ANTONIO DRIVE

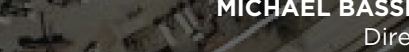
BITTERWATER ROAD

OAK AVENUE



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