FOR SALE Owner/User Opportunity in South County

41 Hangar Way • Watsonville CA





Sherman & Boone COMMERCIAL REAL ESTATE

For More Information Contact:

Jason Hdez

831.464.5022 831,252,4929 Cell JH@shermanandboone.com DRE# 02227792

- ± 10,216 S.F.
- Fully Improved, High Quality, Single Story Manufacturing/ **Distribution Facility**
- 53% Vacancy
- Commercial Kitchen

- Strategic HUB Location for Entire Monterey Bay Area
- Located in Prominent Light **Industrial Area**
- Close Access to Highways 1, 29 and 152

shermanandboone.com 1260 41st AVE SUITE O CAPITOLA CA 95010

CONFIDENTIALITY & DISCLAIMER 41 Hangar Way • Watsonville CA

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PROPERTY WALK THROUGHS ARE TO BE CONDUCTED BY APPOINTMENT ONLY.
PLEASE CONTACT JASON HDEZ FOR ADDITIONAL INFORMATION.







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PROPERTY SUMMARY 41 Hangar Way • Watsonville CA



PROPERTY SUMMARY

SQUARE FOOTAGE: ± 10,092 S.F.

LAND AREA: 31,233 S.F.

OCCUPANCY: 47% Leased and 53% Vacant–Oualifies for SBA Loan

PARKING: 32 Spaces

CONSTRUCTION DATE: 1979

FOUNDATION: Concrete Slab-On-Grade

EXTERIOR WALLS: Masonry

ROOF: Low Slope Pitched Built-Up

System

CLEAR CEILING HEIGHT: ± 16'-20'

HEATING/COOLING: HVAC Package Units

LOADING: 1 Grade Door/3 Sets of

Double Doors

POWER: 1200 Amps, 3 Phase @ 240 V

FAR: ± 33%



For More Information Contact:

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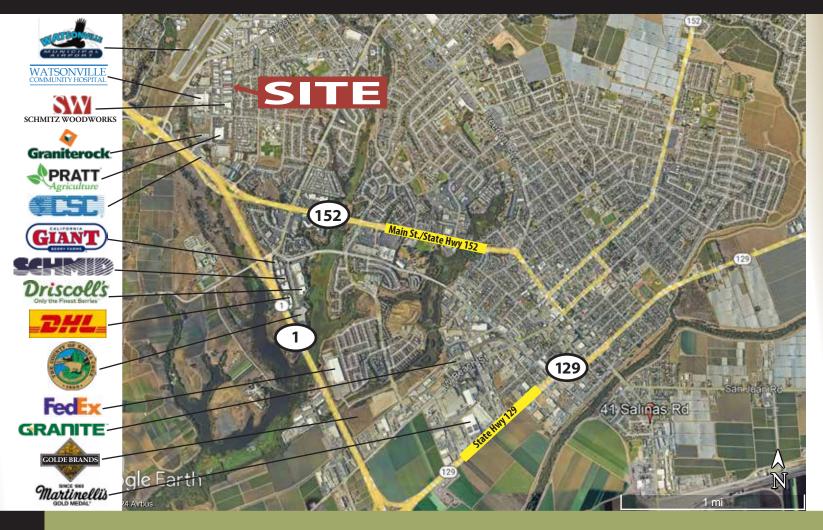
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AERIAL MAP 41 Hangar Way • Watsonville CA





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