

WAREHOUSE + OFFICE SPACES FOR LEASE

831 ALMAR AVE | SANTA CRUZ



44,826sf Building

36,542sf Warehouse Space - Divisible to 4,071sf

\$1.20/SF/IG

8,284sf Office Space

- First class warehouse space with four large grade level rollup doors
- Ability to divide the warehouse in 4,071sf, 4,420sf, 7,403sf, 7,951sf, and 13,359sf spaces
- Two dock high doors with levelers
- Self contained secure storage yard
- Gated onsite parking (50 spaces with expansion capability)
- Convenient location off Highway 1 within close proximity to amenities
- 2,000 AMPS - 3 Phase, 4-Wire, Distributed Subpanels
- Zoned IG



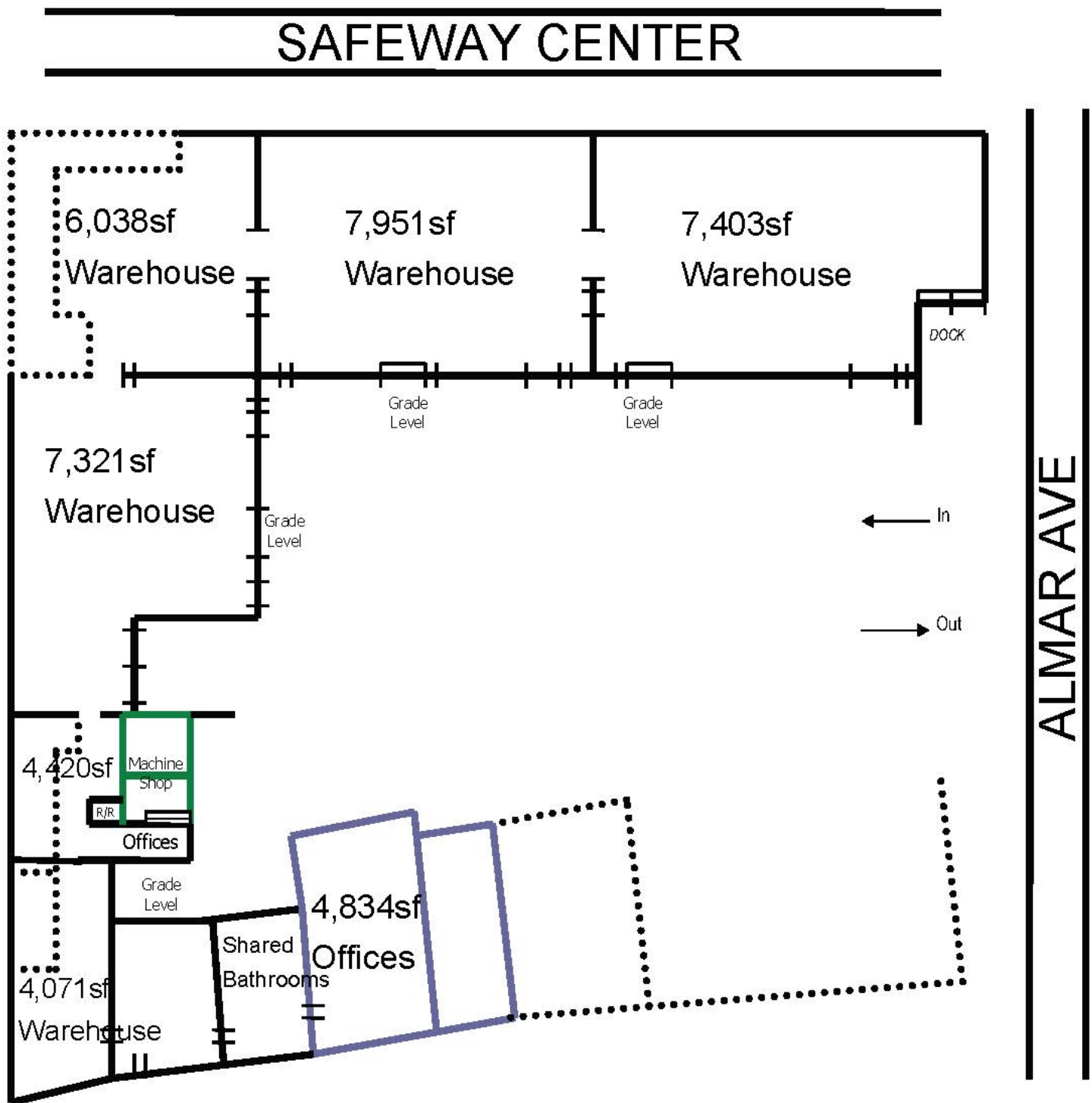
OW COMMERCIAL

For More Information Please Contact:

Benjamin Ow | (831) 247-1175 | benjaminMow@gmail.com

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Address:	831 Almar Avenue, Santa Cruz, CA 95060
Building Size:	+ - 44,826sf (+ - 36,542sf of warehouse space and + - 8,284sf of office space).
Parcel Size:	+ - 85,900sf
Year Built:	1985
Zoning	IG - General Industrial District
Parking:	50 parking spaces with expansion capability
APN:	003-051-07
Access:	Man doors, 4 large grade level rollup doors, 2 dock high doors with levelers
Building Type:	Concrete Tilt Up Industrial Building with Wood Framed Offices
Roof:	Standing seam metal
Leases:	Three leases in place. Please see rent roll for more details
Bathrooms:	2 ground floor restrooms and 2 2nd floor restrooms. 2 Showers in Suite 202 and 1 shower in Suite 201
Power:	2,000 amp 3 Phase 4 wire main service with subpanels
Fire Sprinklers and Floor Drains	Fire sprinklers distributed throughout the building and drains in the warehouse spaces
Clear Height:	20'-24' Clear Height in warehouse spaces.
Flooring:	Concrete Slab



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