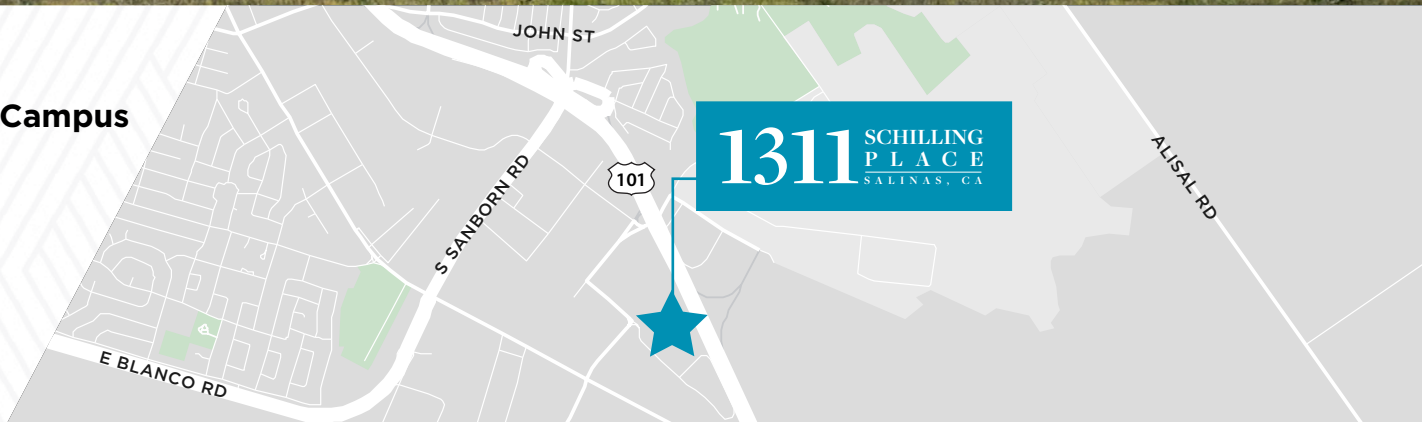


RARE INDUSTRIAL AVAILABILITY
TOTALING ±340,286 RSF
SALINAS, CALIFORNIA

1311 SCHILLING
PLACE
SALINAS, CA



**Potential to deliver entire Industrial Campus
totaling 484,450 SF on 20.19 acres**



PROPERTY HIGHLIGHTS



Concrete-Tilt
340,286 SF Available



20'-25'5"
Clear Height



Access to Industrial
Wastewater



Industrial
General ("IG")



ESFR
Sprinklers System



Ample Parking
and Truck Yard



PG&E bundled service
delivered at 12,000 volts



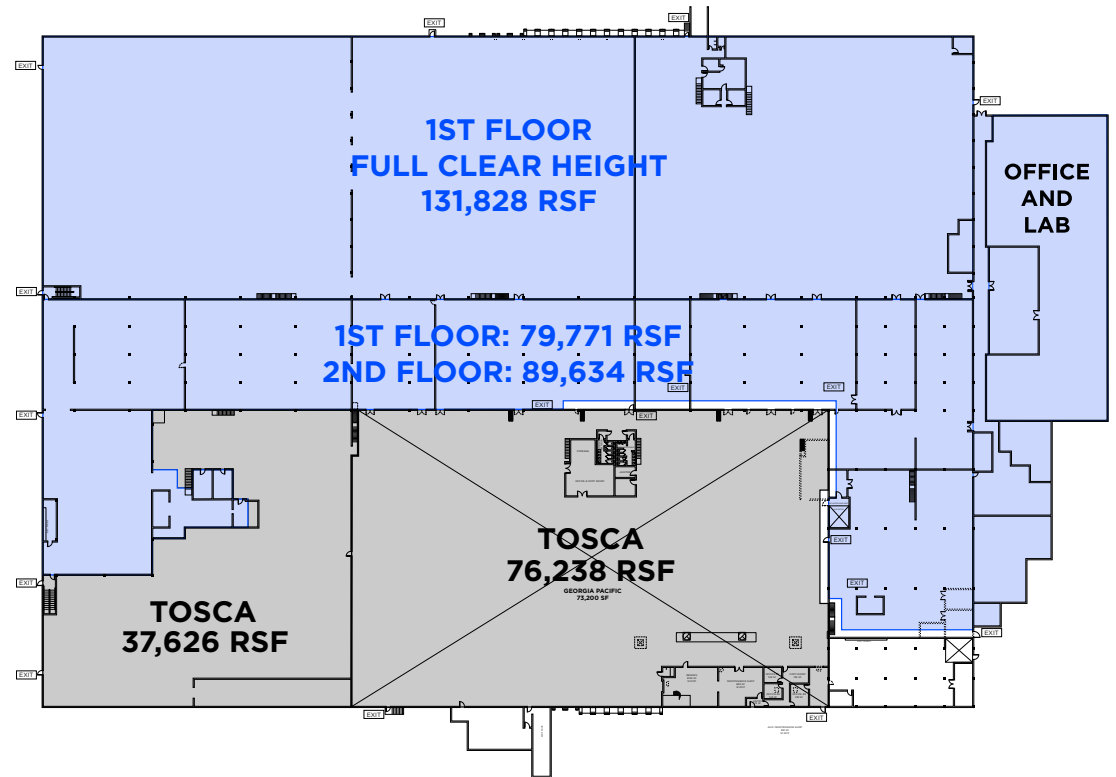
Direct Access to
Hwy 101



±340,286 RSF FOR LEASE

PROPERTY OVERVIEW

Total Rentable Area	±340,286 SF
Space Breakdown	1st Floor: ±211,599 RSF 2nd Floor: ±89,634 SF 3rd Floor: ±10,887 SF Office/Lab: ±28,166 SF
Clear Height	20' - 25'5"
Truck Court Depth	150'+
Car Parking	Ample
Trailer Parking	Large Truck Yard
Dock-High Doors	15
Construction Type	Concrete Tilt-Up
Sprinklers	ESFR
Power	PG&E bundled service delivered at 12,000 volts
Asking Rent	\$0.65 PSF, NNN



AVAILABLE

±25,114 SF OFFICE BUILDING ALSO AVAILABLE



AREA OVERVIEW

The Salinas Valley is known as “The Salad Bowl of the World” for the production of lettuce, broccoli, mushrooms and strawberries along with numerous other crops. Monterey County has become one of California’s premium grape growing regions and is home to over 70 wineries.

Although agriculture forms an economic base, more than 100 manufacturing firms call Salinas home. Some of the largest employers in the area include: Dole Fresh Vegetable, the County of Monterey, Household Credit Services, and Salinas Valley Memorial Hospital.

Salinas’ ideal geographic location, unmatched natural resources, and unique workforce advantages make this Central Coast city a good place to do business. Salinas is situated just 60 miles south of Silicon Valley, the innovation capital of the world; 20 minutes east of the Monterey Peninsula, with its world-class amenities, including golf at Pebble Beach and the cities of Carmel and Monterey; and right next to Highway 101, which runs from Canada to Mexico and is among the most important north-south corridors in the United States.

Salinas is the regional trade center for California’s Central Coast counties, and the industrial, commercial and residential hub of the Salinas Valley. The city is also the county seat of Monterey County, and the largest municipality by population in the Central Coast region.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,841	92,274	163,260
AVG. HH Income	\$56,591	\$71,284	\$79,666
Daytime Population	11,362	97,216	154,689

REGIONAL MAP

SAN FRANCISCO

OAKLAND

SAN JOSE

1311 SCHILLING PLACE
SALINAS, CA

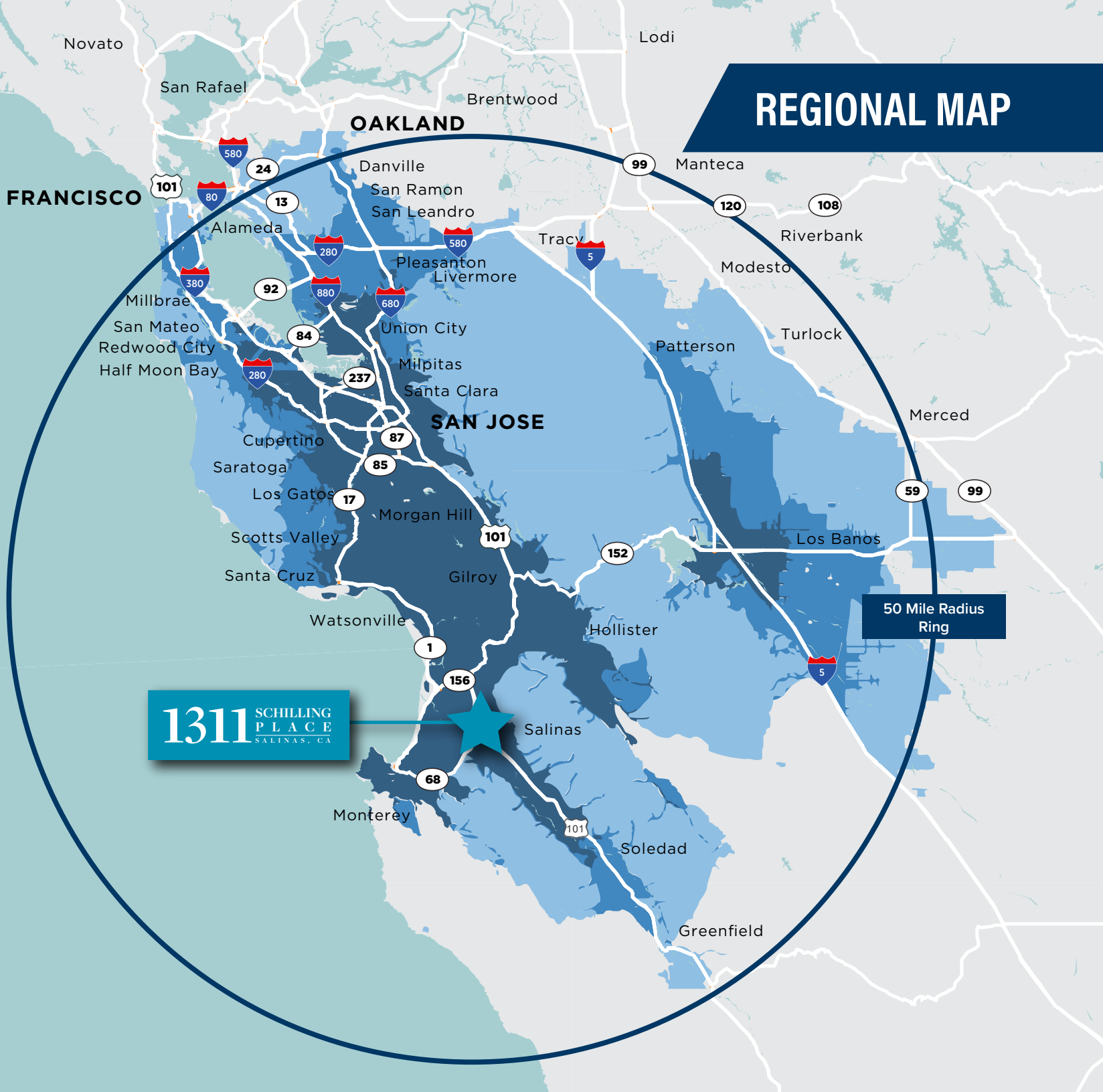
50 Mile Radius Ring

Drive Time

60 Minutes

75 Minutes

90 Minutes



AMENITIES MAP

Home Depot
Kohl's
Jeep
Honda
Toyota
ARCO

SAFeway

Target
Walmart
Marshalls
CVS
Jersey Mike's
The Habit

AT&T
Walmart
Starbucks
Costco
Chevron
Applebee's

In-N-Out
McDonald's
Carl's Jr.
Super 8
Quality Inn
Best Western

McDonald's
RITE AID
T-Mobile
ARCO

Starbucks
Grommers Pub
Bearded

1311 SCHILLING PLACE
SALINAS, CA

KFC
McDonald's
Wienerschnitzel
Round Table PIZZA

Denny's

Jack In the Box
MARATHON
Days Inn
Denny's
Loves
Arby's

1311 SCHILLING PLACE SALINAS, CA



CONTACT

GREG FINDLEY

Managing Director

+1 831 755 1639

greg.findley@cushwake.com

Lic. #01170453

MICHAEL BASSETTI

Director

+1 831 737 1124

michael.bassetti@cushwake.com

Lic. # 01422049



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.