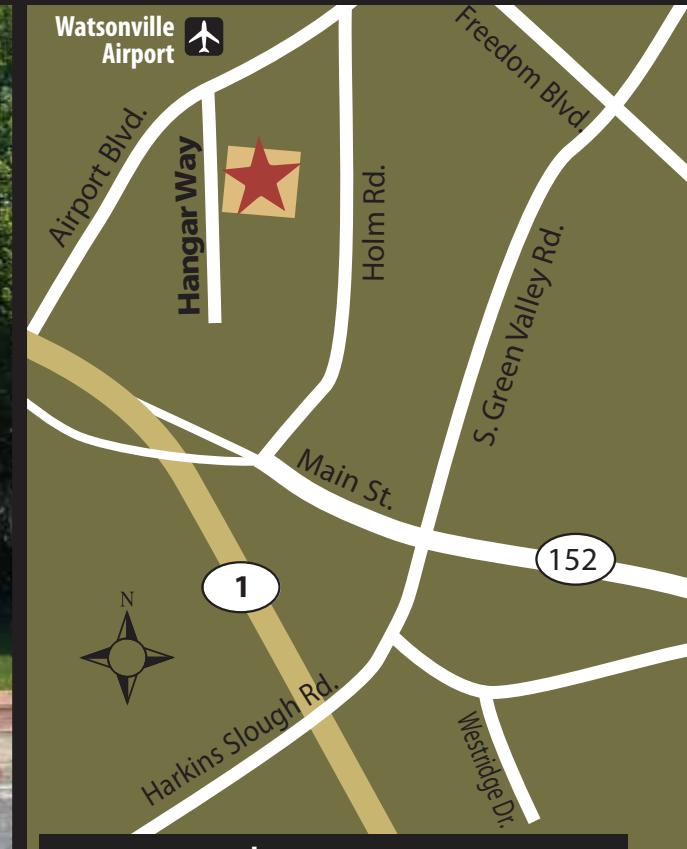


FOR SALE

Owner/User Opportunity in South County

41 Hangar Way • Watsonville CA



PRICED AT: \$2,550,000



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 0 CAPITOLA CA 95010

CONFIDENTIALITY & DISCLAIMER

41 Hangar Way • Watsonville CA

SBA Commercial ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters Seller deems appropriate. The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose and/or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller, its affiliates or Broker. Neither the Seller, the Broker, any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, nor directors makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma. Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, expressed or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release the Seller and Broker from any liability with respect thereto.

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—Qualifies 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 @ 240V

FAR: ± 33%



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AERIAL MAP

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