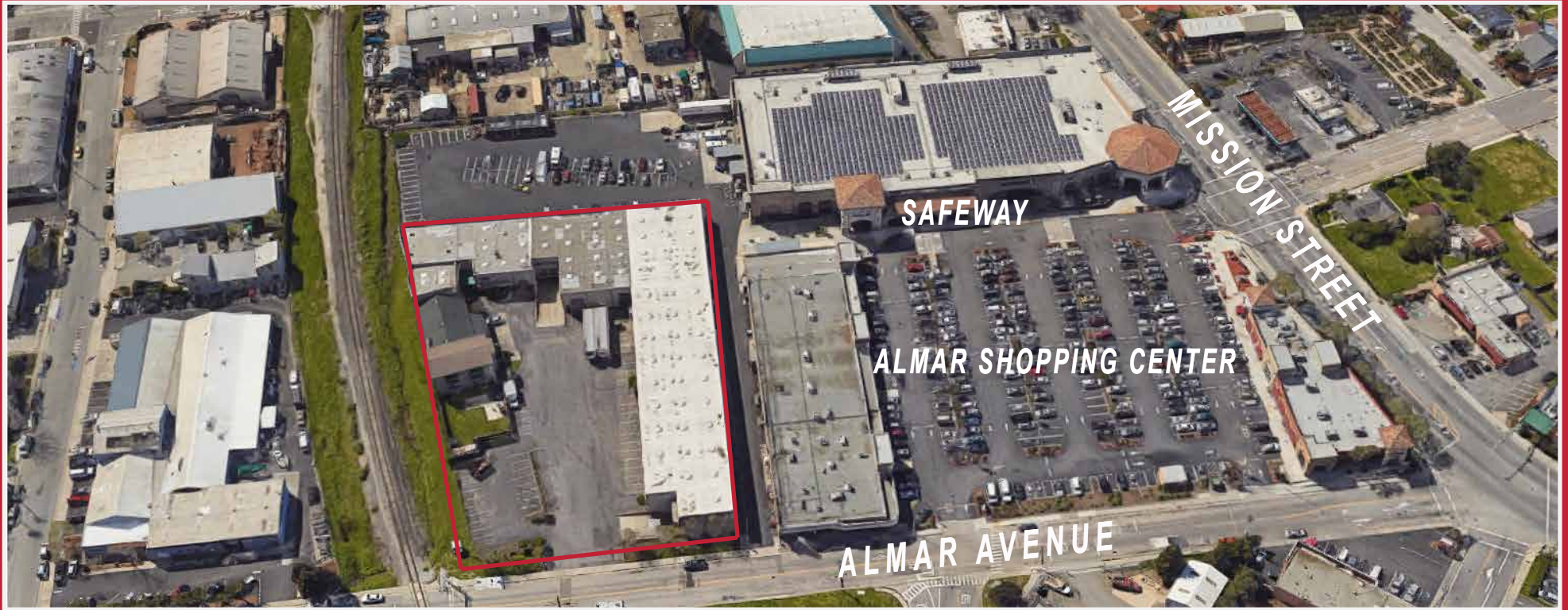


**FOR LEASE**  
**INDUSTRIAL PROPERTY/DISTRIBUTION FACILITY**

**FREESTANDING/CONCRETE TILT-UP BUILDING**  
**±44,826 Square Feet (Includes Office Space)**



**831 ALMAR AVENUE | SANTA CRUZ**

**PROPERTY HIGHLIGHTS:**

- Total 44,826 SF= 36,542 SF Warehouse plus 8,284 SF of Offices - Divisible
- Clear Ceiling Height: 20' to 24'
- Dock Level Doors: 2 Total with Levelers
- Four (4) Grade Level Truck Doors
- Self Contained Secure Storage Yard
- Parking: 50 Spaces. Expandable

**LOCATION:**

- Convenient Location Right off Hwy 1 & 1 Block from Mission Street
- Near Shopping & Restaurants
- Spectacular Visibility & Accessibility
- Zone IG (2.13 AC)
- Call To Tour & For Lease Rate

For More Information, Please Contact Exclusive Agents:

MARK RITCHIE | [mritchie@ritchiecommercial.com](mailto:mritchie@ritchiecommercial.com)  
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**RITCHIE** Commercial  
RESPONSIBLE REAL ESTATE

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1 408.971.2700 f 1 408.971.1600

San Francisco | San Jose | Santa Cruz | Walnut Creek

**FOR LEASE  
INDUSTRIAL PROPERTY /  
FREESTANDING BUILDING**



**831 ALMAR AVENUE | SANTA CRUZ | CA.**  
**±44,826 Square Feet (Includes Office Space)**

Highlights:

- Building Type: Concrete tilt-up industrial building and wood-framed offices
- Total Square Feet: Approximately ±44,826 gross square feet - Divisible
- Office Square Feet: Approximately ±8,284 square feet of general office
- Warehouse Square Feet: Approximately ±36,542 square feet, divisible
- 2000 AMPS | 3 Phase | 4-Wire | Distributed Sub Panels
- Other Utilities: Gas, water and sewer: all connected and in service
- Communications: Secure server room, 35 station phone system, distributed CAT-5 cabling and 2 T-1 lines in place
- Floor Drains: Yes. Distributed throughout warehouse area
- Fire Sprinklers: Overhead fire sprinkler lines distributed throughout the office, warehouse and lab areas
- Compressed Air: Fully distributed overhead air compressor lines with air compressor
- Exterior Yard: Internal secured yard area
- Zoning: IG (General/Heavy Industrial)

**RITCHIE** *Commercial*  
RESPONSIBLE REAL ESTATE

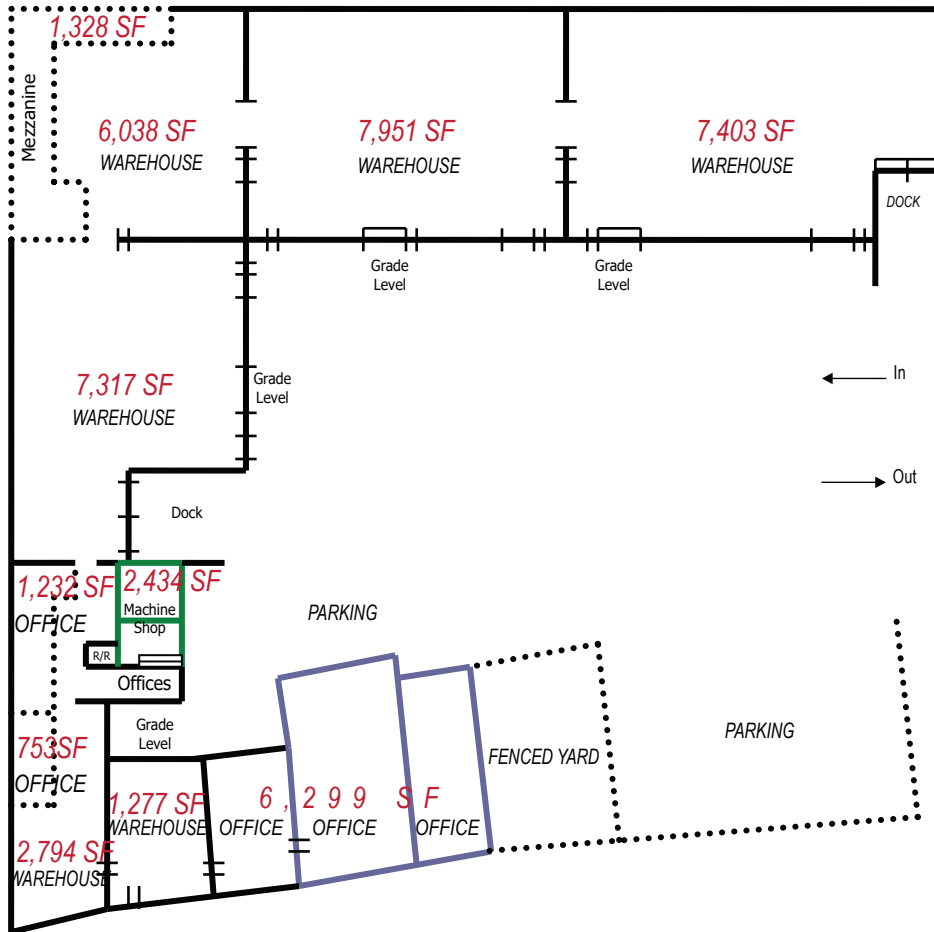
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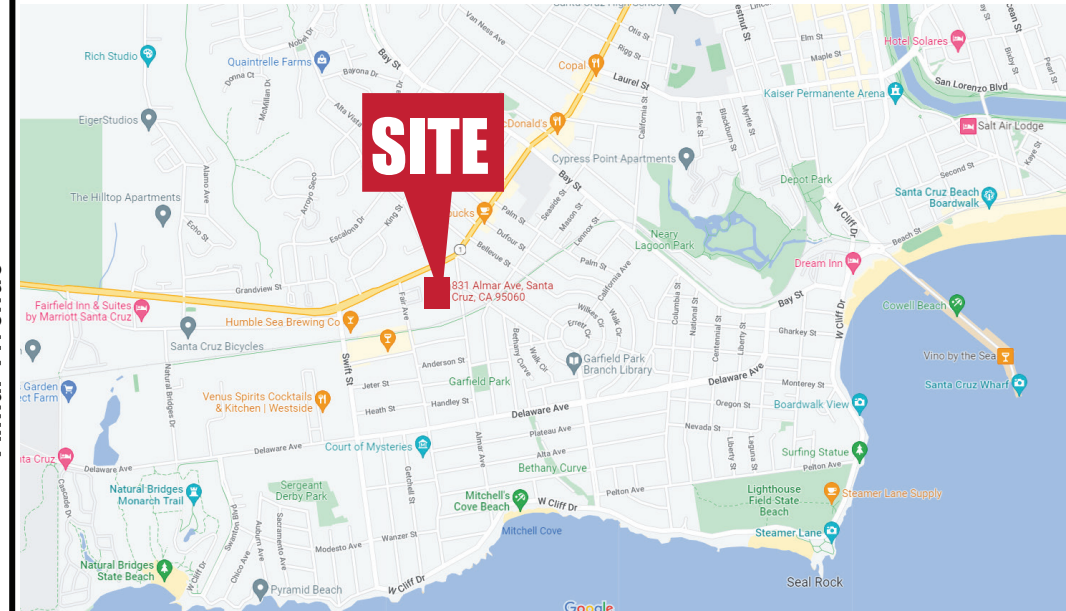
# FOR LEASE INDUSTRIAL PROPERTY/DISTRIBUTION FACILITY

# FREESTANDING/CONCRETE TILT-UP BUILDING ±44,826 Square Feet (Includes Office Space)

Safeway Center



Almar Avenue



**831 ALMAR AVENUE | SANTA CRUZ**

The information contained herein has been obtained from sources we deemed reliable. We cannot, however, assume responsibility for its accuracy.

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