



## TWO PARCELS FOR SALE - SELLER FINANCING AVAILABLE COLD STORAGE DISTRIBUTION FACILITY + INDUSTRIAL LAND

800 & 810 Salinas Road // San Juan Bautista, California 95045

\* Parcels Sold Together Or Separately

Get in touch

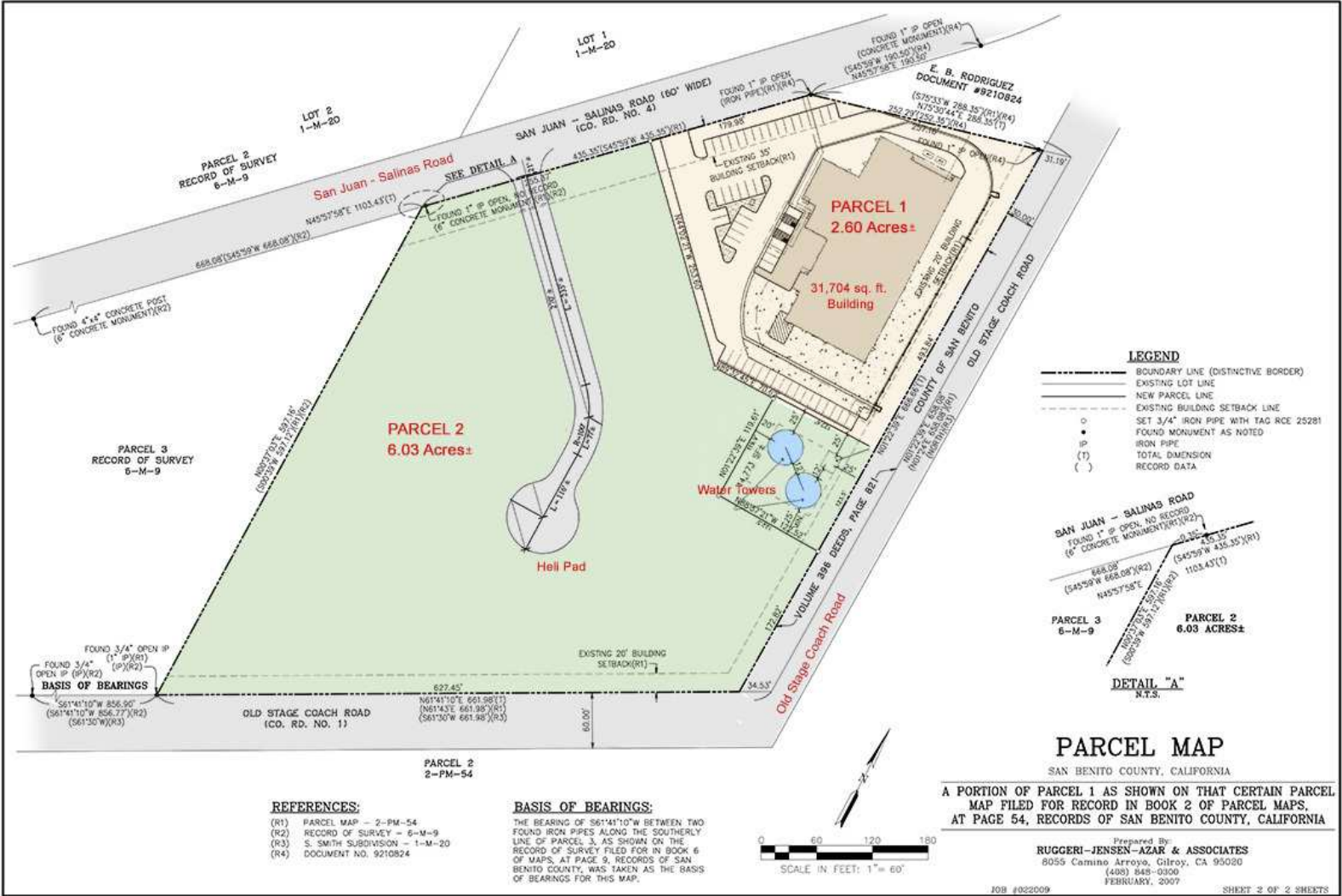
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# Parcel Map



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# Parcel 1 // 800 Salinas Road



Sale Price	<b>\$5,999,999</b>
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### Offering Summary

Parcel Number:	012-160-033
Building Size:	±31,607 SF
Lot Size:	±2.60 Acres / ±113,256
Year Built:	2003
Clear Height:	31 Feet
Zoning:	M-2 (Heavy Industrial)
Price / SF:	\$189.83
Parking Spaces:	±70

### Property Highlights

- 6,000 square feet of to refrigeration space and 2,200 square feet of cooler space
- Power Supply: 480 voltage, 3 phase, 800amps for robust electrical capabilities; additional 800amps at pole available
- Network Upgrade: Fiber rings from Level 3 and AT&T Service
- HVAC Units: Includes 8 heating and air conditioning units for climate control throughout
- Water Storage: Two 150,000-gallon water tanks plus an additional well on-site
- Loading Facilities: 11 ground-level loading doors for easy access and logistics
- Security Features: Paved and gated lot area surrounded by an 8-foot security fence and monitored by cameras
- Sanitation Systems: Includes a sanitary septic system in the north building and a 'gray water' system in the south building
- Ceiling Height: Impressive 31-foot clearance on the first floor and 8-foot clearance on the second floor
- Maintenance and Cleanliness: Premises are exceptionally well-maintained and kept in a pristine condition
- Location Advantages: Offers convenient freeway access and benefits from ongoing nearby developments

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# Parcel 2 // 810 Salinas Road



Sale Price	<b>\$1,850,000</b>
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### Offering Summary

APN:	012-160-034
Lot Size:	±6.03 Acres / ±262,667 SF
Zoning:	M-2 Heavy Industrial
Number of Units:	1
Price / SF:	\$7.04

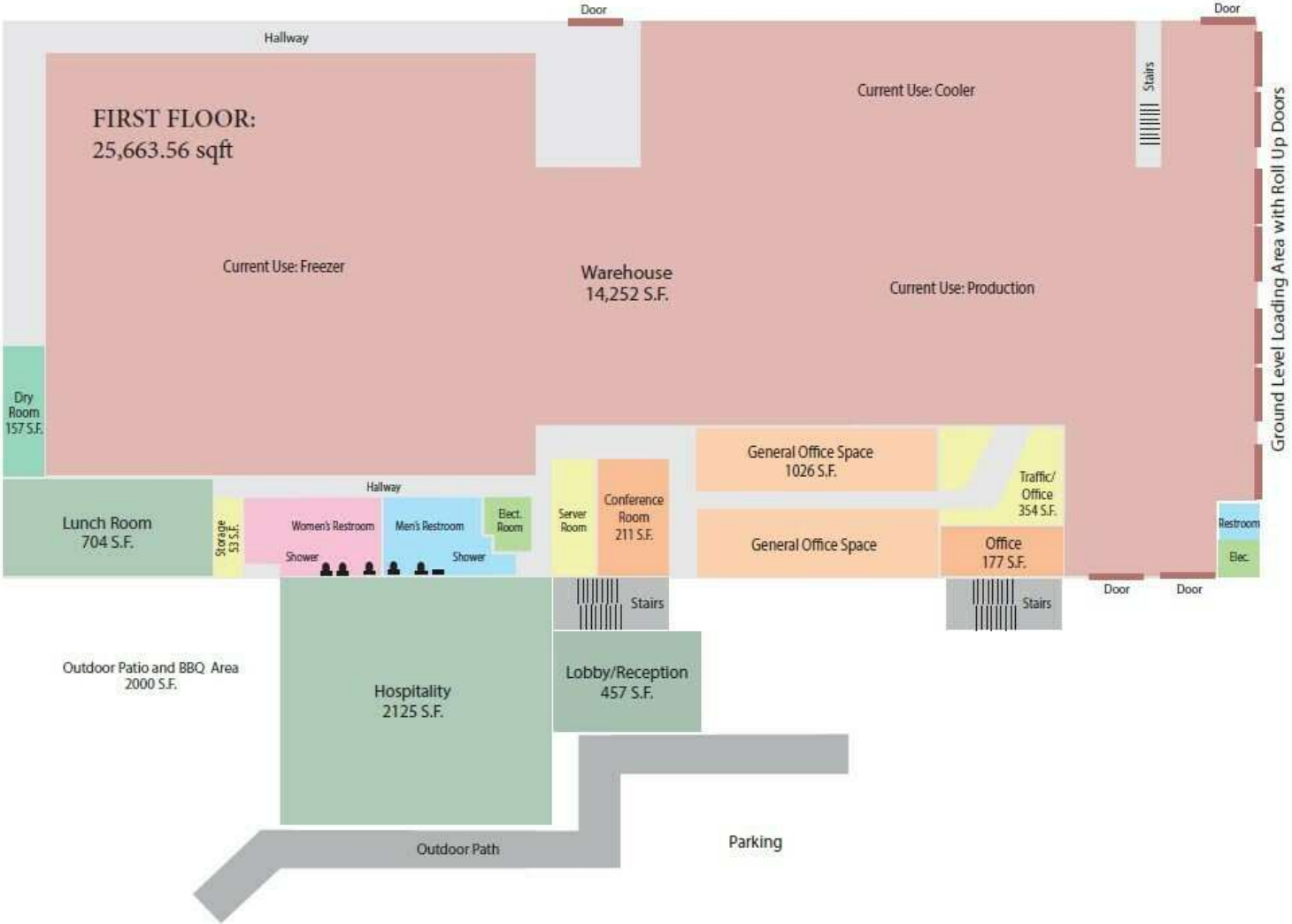
### Property Highlights

- ±6.03 Acres of Developable Land: Ample space for various industrial uses
- Rare M-2 Zoning: Few areas in the city with this desirable industrial zoning
- Subdividable Lot: Flexible options for development and investment
- Helicopter Pad: Unique feature enhancing accessibility
- Utilities Readily Available: Public water, gas, cable, and PG&E incentives for new businesses
- Opportunity Zone Location: Significant tax incentives for investors
- Prime Accessibility: Ideal location with paved road access for seamless transportation

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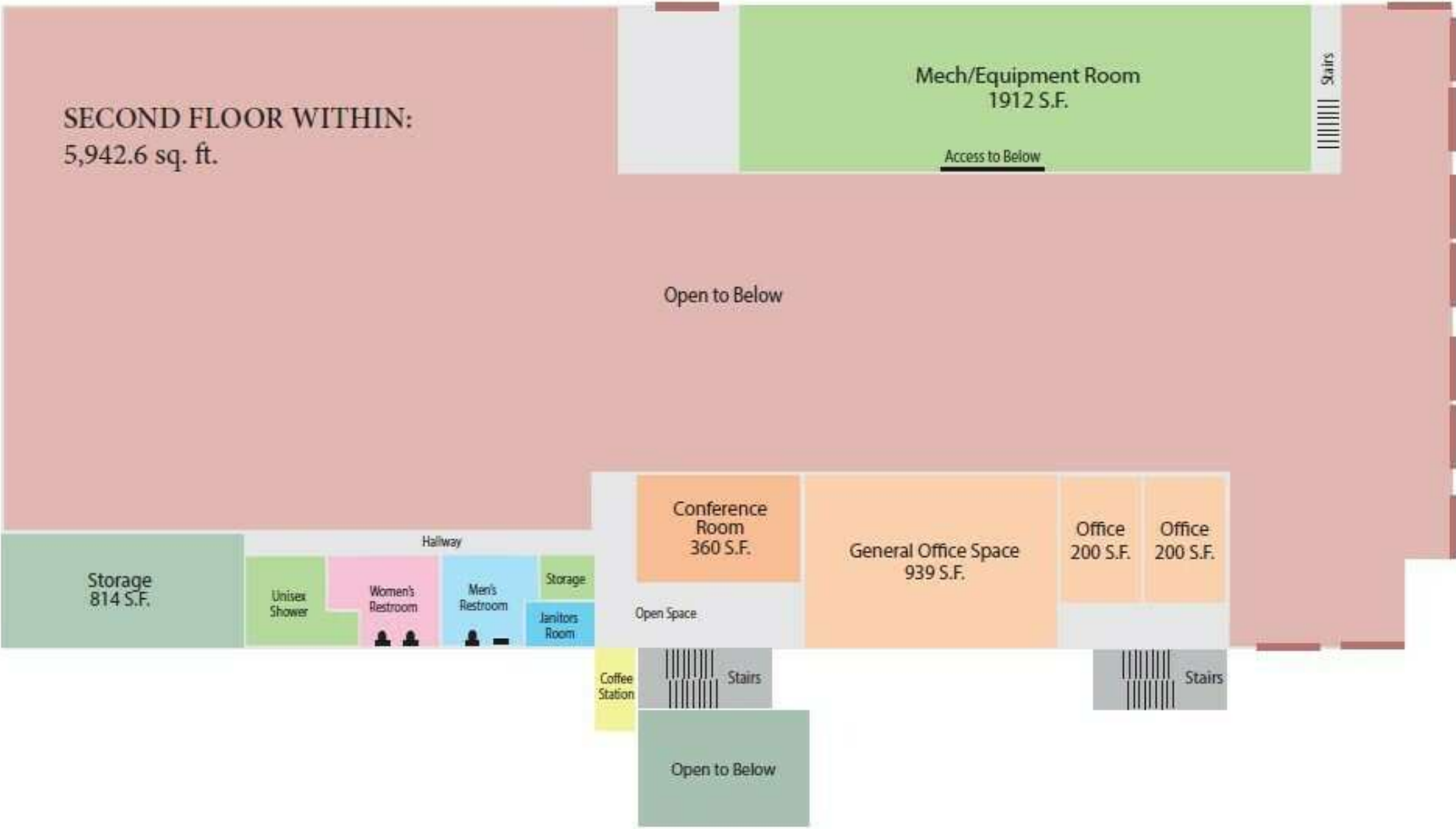
# Floorplan - 1st Floor



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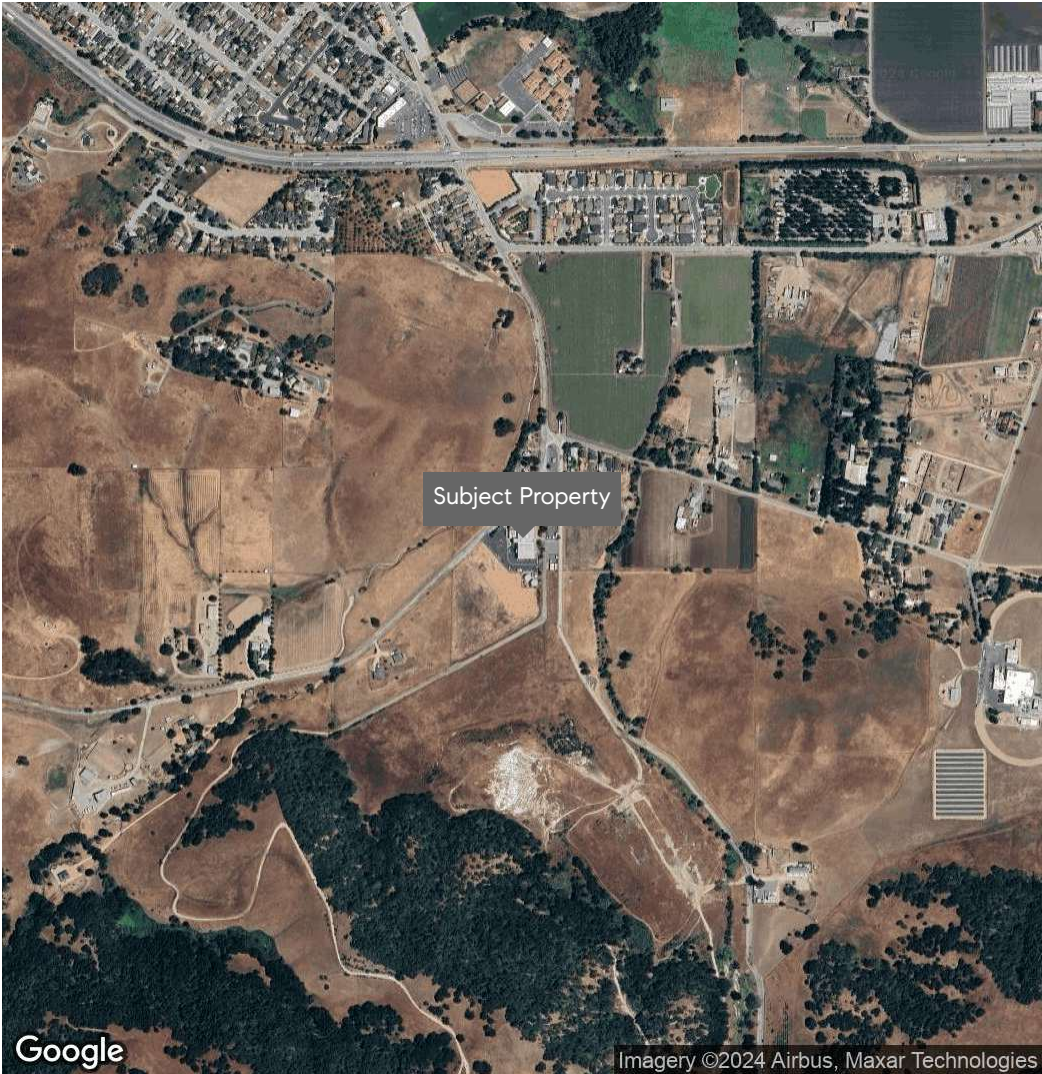
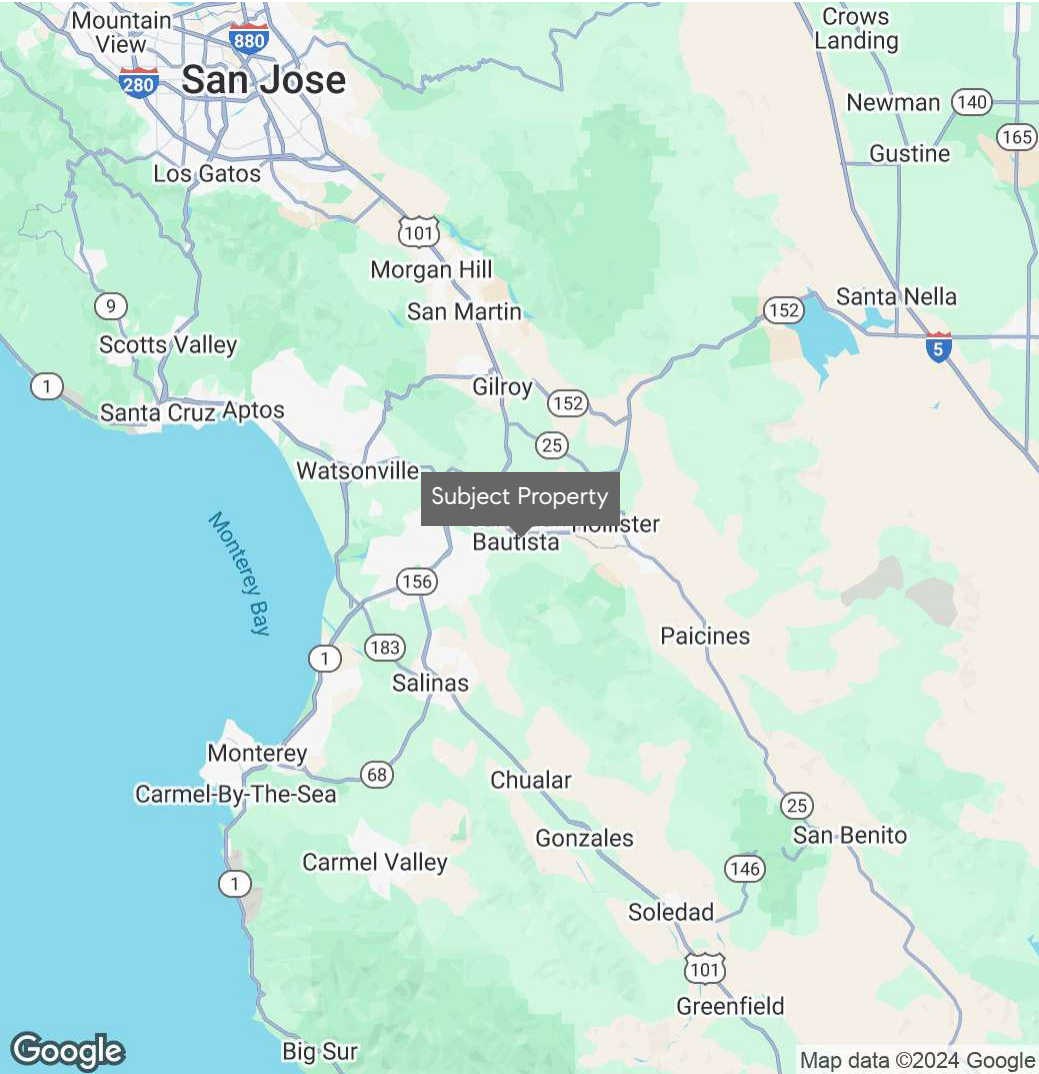
# Floorplan - 2nd Floor



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# Aerial Map



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# Interior Photos // Warehouse - Freezer Area



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# Property Specs



**POWER:**

Supplied by PG&E, the site features a 440/480 voltage 3-phase system at 800 amps. In 2016, PG&E upgraded the electrical supply and cables entering the plant and installed a new transformer on site. New businesses in San Benito County can benefit from a rate reduction offered by PG&E for the first five years.

**FIBER:**

AT&T has significantly invested in the infrastructure around the subject property as part of a Network Upgrade. The property is "Fiber-Lit Ready" and eligible for the best promotional rates. There is immediate access to redundant fiber backbones and multiple power sources. Fiber Rings from Level 3 and AT&T provide direct connectivity to major data centers, including the Palo Alto Internet Exchange (PAIX) and MAE-West in Northern California, which handle 70% of the world's internet traffic. These fiber rings also connect the property to One Wilshire in Southern California, servicing global internet traffic for telecommunications carriers and internet providers.

**WATER SUPPLY & FIRE SUPPRESSION SYSTEMS:**

The site has two 150,000-gallon water tanks fed by municipal water supply. Additionally, there is a well on-site that is currently capped but ready to be activated with a surface pump and an electrical hookup, estimated to cost less than \$10K. The property also features a comprehensive exterior and interior alarm and fire suppression system, operational and supported by the 300,000 gallons of water in the holding tanks. This system includes fully functional fire hydrants.

**SEPTIC DRAINING SYSTEM:**

The North Building features a recently upgraded 'sanitary septic system' that meets new County standards, with a new 2,100-gallon holding tank and leach field. The South Building has a 'gray water' system that drains to a tank/swale for truck wash-down.

**SOIL TYPE:**

The site is predominantly underlain by firm to stiff mixtures of sandy clay and medium-dense clayey sand, overlaying medium-dense to dense clayey to gravelly sand up to a depth of 35 feet. The soil is non-saturated up to this depth, and the likelihood of soil liquefaction during ground shaking is low.

**GEOLOGIC CONDITION:**

The site meets all structural requirements for seismic standards at both state and county levels. The relatively flat topography and non-saturated subsurface soils at depth minimize the risk of significant soil densification, lateral spreading, and ground cracking.

**WATER INFILTRATION:**

The plant is designed with water infiltration safety and runoff in mind and is situated at 245 feet above sea level. Despite recent flooding in California, this site has experienced no issues.

**REPORTS:**

All toxic reports have returned negative findings. The property, situated between 245 and 255 feet above sea level, is not in a flood zone. Traffic, air quality, soils, geology, consumer confidence reports, and construction plans are available upon request.

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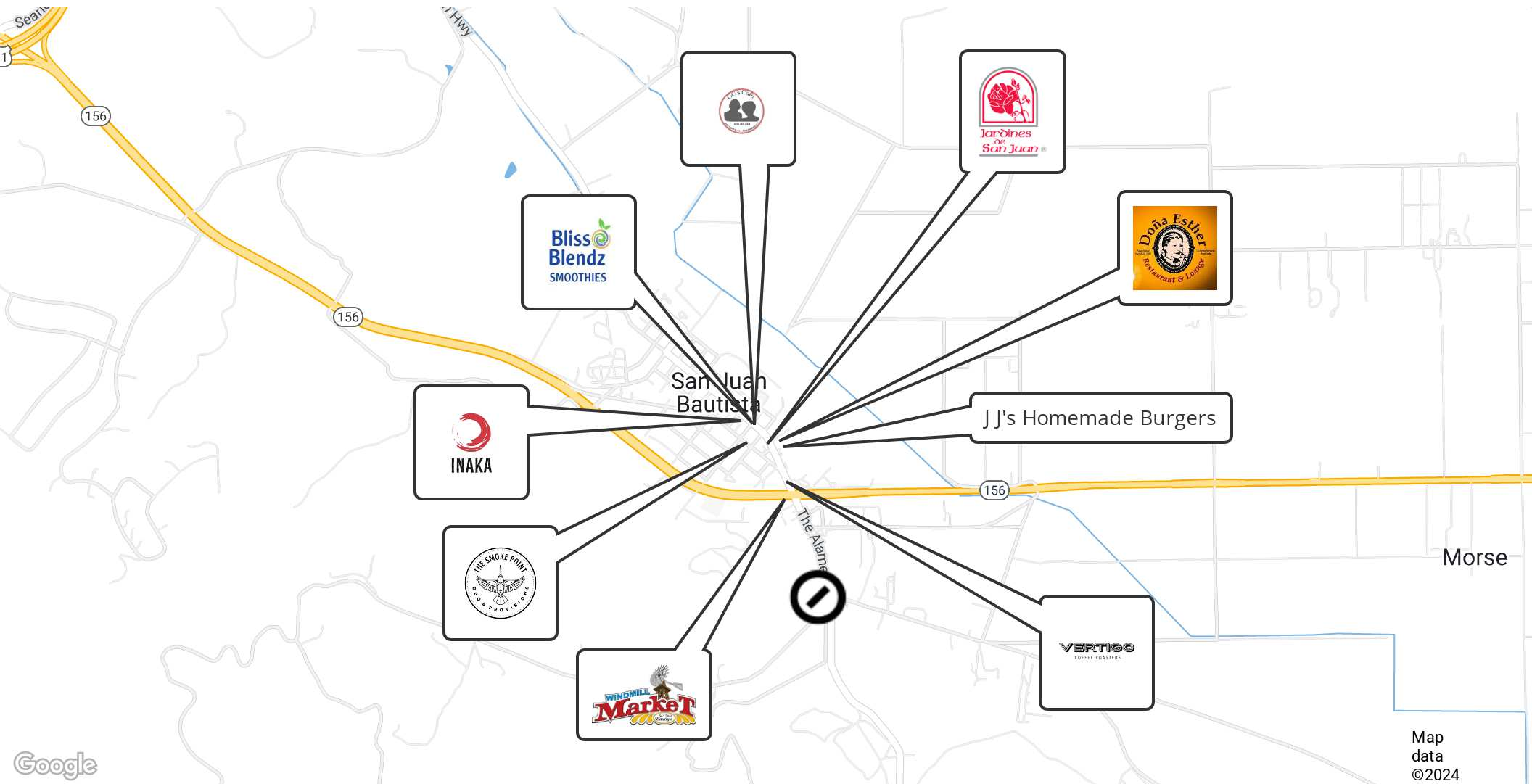
# Exterior Photos



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# Retailer Map



Map data ©2024

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# Property Description



## Property Description

San Juan Bautista is an exceptional location for industrial and commercial investment due to its strategic advantages and supportive business environment. Positioned just outside the bustling hubs of Silicon Valley, San Jose, and San Francisco, it offers easy access to these major markets while maintaining significantly lower operational costs. The area is well-connected with robust transportation infrastructure, facilitating efficient distribution and logistics operations. San Benito County's progressive policies and incentives for business development further enhance the appeal, creating a favorable climate for growth. Additionally, the availability of developable land and the city's commitment to fostering new enterprises make San Juan Bautista an ideal setting for data centers, regional distribution centers, and other industrial ventures.

San Juan Bautista is experiencing several significant development projects:

1. San Benito Route 156 Improvement Project: A new 5-mile, 4-lane expressway between The Alameda and Business Route 156. Completion expected by summer 2025.
2. Strada Verde Innovation Park: A 2,767-acre development with testing grounds, research park facilities, and commercial areas. Review expected by the county Planning Commission in 2023.
3. Traveler's Station: A 2.6-acre lot at Highway 101 and Highway 129, featuring a convenience store, fueling station, electric vehicle charging station, and county information kiosk.
4. Betabel Commercial Development: A 26-acre site with a gas station, restaurant, motel, outdoor event center, and more. Some parts, like the fruit stand and restroom, are already under construction.
5. Regional Housing Needs Allocation: Planning for over 5,000 new housing units by 2031, including a mix of low-income to above-moderate income housing.

These projects reflect significant growth and development efforts in the area, aiming to meet increasing housing demands and improve infrastructure.

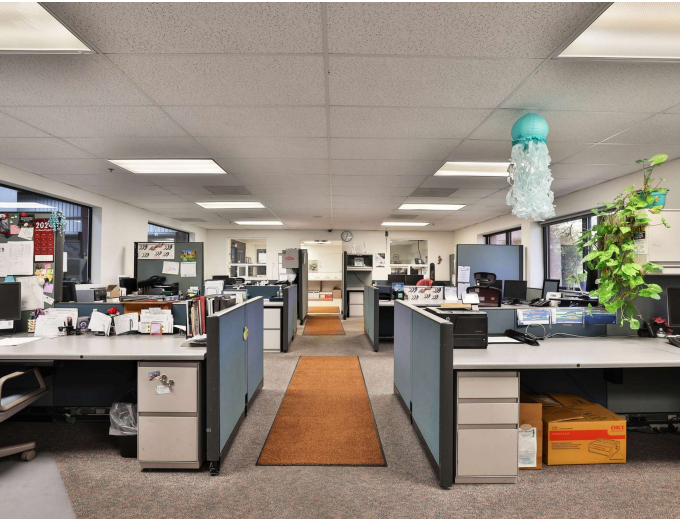
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# Interior Photos // Office



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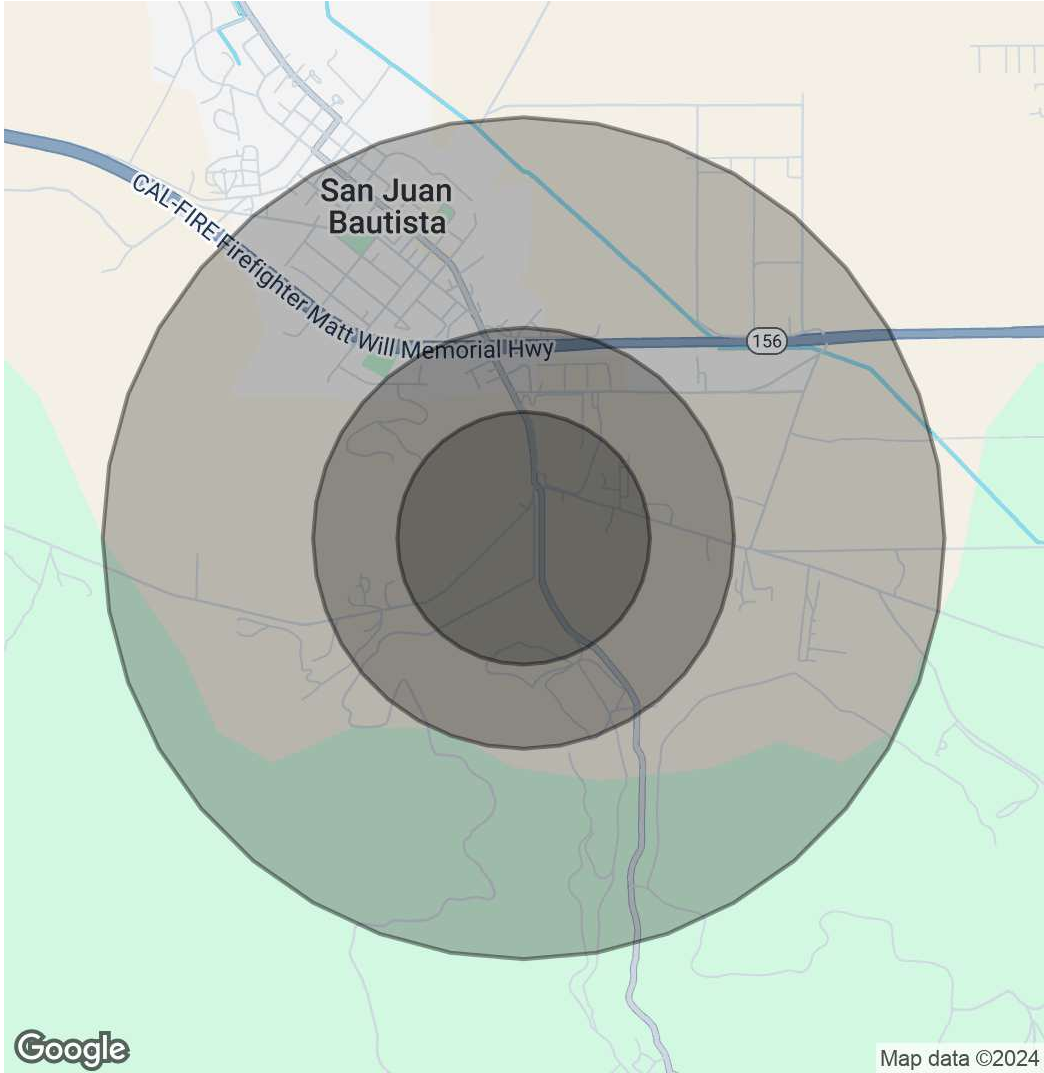
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# Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	18	197	1,932
Average Age	44	42	42
Average Age (Male)	44	42	42
Average Age (Female)	44	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	6	72	722
# of Persons per HH	3	2.7	2.7
Average HH Income	\$205,548	\$160,440	\$149,678
Average House Value	\$1,285,931	\$980,227	\$914,158

Demographics data derived from AlphaMap



Map data ©2024

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