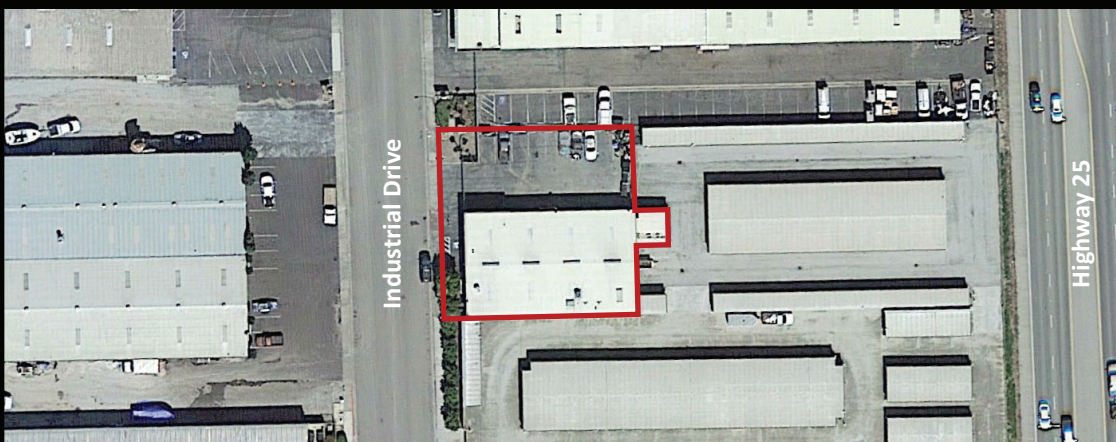


FOR LEASE

INDUSTRIAL WAREHOUSE/SHOP

867 INDUSTRIAL DRIVE

HOLLISTER, CA 95023



Located on Industrial Drive, this facility is centrally located in Hollister with convenient access to Highway 25.

Currently used as an auto body/mechanic shop, this property provides an opportunity for a variety of industrial uses, including automotive.

The property features one paint booth, fenced parking lot, fire sprinklers, multiple restrooms, and heavy 800A 3-phase power.

APN: 056-270-019

Zoning: Industrial (M-1)

Land Area: 0.30 acres (+/-)

Building Area: 6,400 square feet (+/-)

Office Buildout: 820 square feet (+/-)

Eave Height: 13'-6" (+/-)

Roll-Up Doors: 3 doors (12' x 12')

Asking Rent: \$7,680 per month (\$1.20 per square foot)

Lease Type: Industrial gross

263 Lincoln Avenue
Salinas, CA 93901
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**The land and building areas are estimates derived from sources that are deemed reliable but are not guaranteed.*