

MAJOR PRICE REDUCTION!



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

Industrial Property in Salinas For Sale

20800 Spence Rd., Salinas, CA 93908

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EXECUTIVE SUMMARY

20800 SPENCE RD.,
SALINAS, CA 93908

Asking Price

\$5,000,000



TOTAL LEASABLE AREA
± 42,519 SF



PARKING
± 50 SHARED SPACES



LOCATION
SALINAS

Mahoney & Associates is pleased to present 20800 Spence Rd., Salinas, CA, a ±42,519 SF, climate-controlled industrial facility. Situated on a ±5-acre, fully fenced site, the property consists of four buildings with 32' clear heights, 10 dock-high loading bays, extensive security systems, and ample parking. The facility is equipped with 5,000+ amps of 3-phase power, a dedicated 2,000 kVA transformer, dry rooms, and HVAC and electrical infrastructure designed for cold storage and specialized industrial uses. Zoned HI / B-5 (Industrial) and conveniently located near Highway 101, the property offers excellent access and operational flexibility for a wide range of industrial users.

PROPERTY DETAILS

APN	137-021-033
Zoning	HI/ B-5 - Industrial
Building Size	± 42,519 SF in 4 buildings
Lot Size	± 5 Acres, fenced

PROPERTY HIGHLIGHTS

- **Expansive Space:** ± 42,000 sq. ft. facility situated on a 5-acre lot, providing ample room for various operational needs.
- **Power Capacity:** Equipped with 4,000 amps, suitable for highdemand equipment and operations.
- **Strategic Location:** Located in Monterey County, renowned for its thriving agricultural industry and favorable climate.

PROPERTY OVERVIEW

Prime Industrial Facility in Monterey County:

A High-Capacity Facility in California's Agricultural and Logistics Hub. Located in Monterey County, one of California's premier agricultural and industrial regions, this fully built-out facility is designed to support large-scale operations. Whether you need a space for distribution, food processing, cold storage, third-party logistics (3PL), or advanced manufacturing, this versatile property is ready to accommodate your business needs.

Facility Highlights:

Optimized for Large-Scale Processing & Storage:

Temperature-Controlled Storage & Processing: Adaptable for food, beverage, and pharmaceutical industries. Eight High-Capacity Drying/Processing Rooms: Perfect for post-harvest processing, packaging, or cold storage conversion. 70+ Workstations for Flexible Use: Ideal for sorting, packing, or assembly operations.

Perfect for Diverse Industrial Applications:

Distribution & Warehousing – Ample space for inventory management and order fulfillment. Food & Beverage Processing – Built for large-scale production and storage. Cold Storage – Infrastructure suited for temperature-sensitive goods. Third-Party Logistics (3PL) – A prime facility for warehousing and supply chain solutions.

Location Advantages:

Strategic: Easy access to major highways and transportation networks for seamless distribution.

Situated in Monterey County – A leading hub for agriculture, food production, and logistics. Access to a Skilled Workforce – Strong labor pool with expertise in food processing and industrial operations. Regulatory & Business-Friendly Environment – Ideal for agricultural and manufacturing industries.

While this facility is perfectly suited for distribution, food processing, cold storage, and logistic.

Move-In Ready for Your Industrial Needs:

This versatile property is built to accommodate a wide range of industries, from food and beverage to logistics and cannabis operations. Take advantage of Monterey County's infrastructure and workforce to scale your operations efficiently.

Fire Damaged Building:

Previously used volatile cannabis extraction, the building to the rear of the main warehouse suffered fire damage and will be delivered in its current as-is where-is condition.

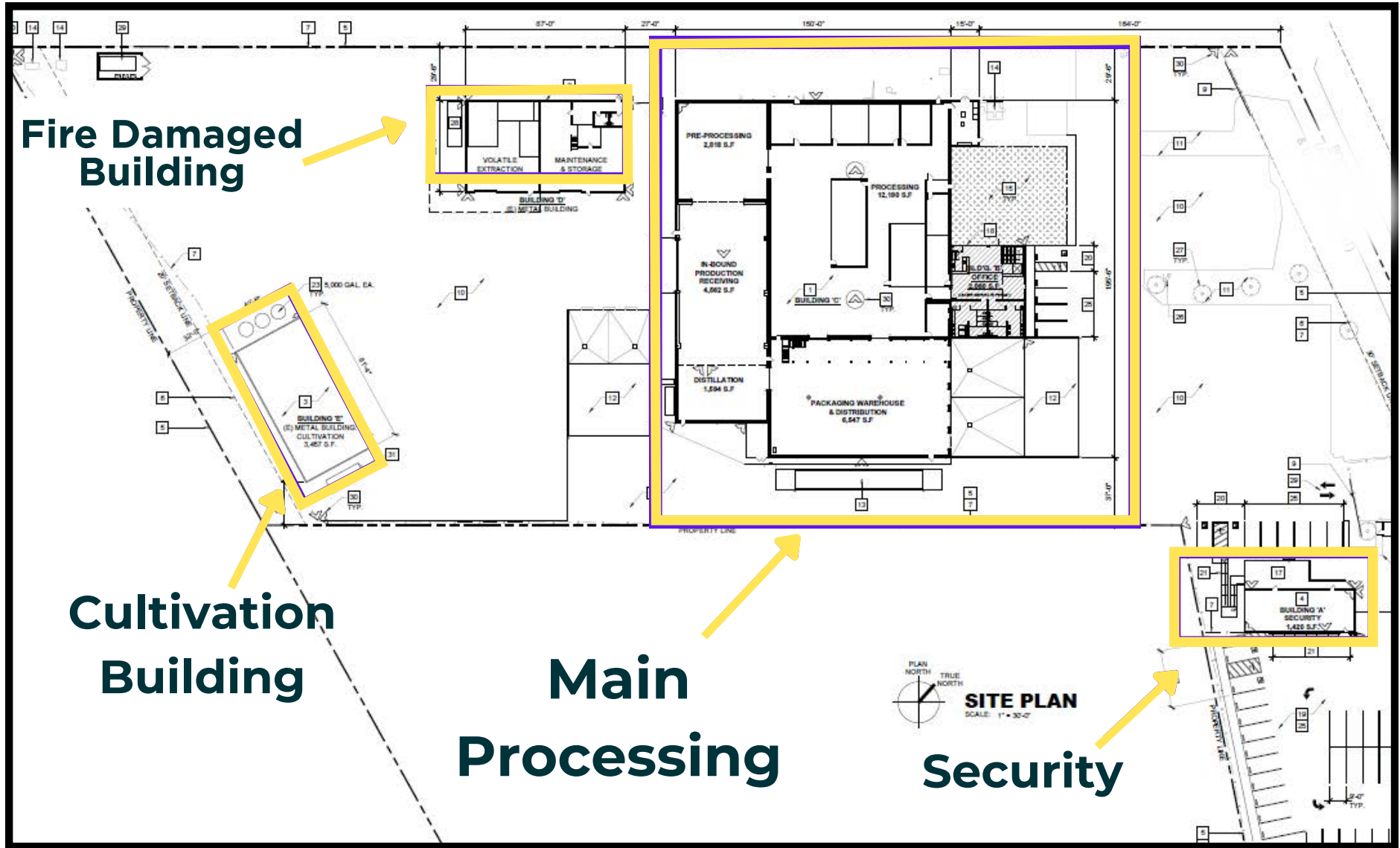
KEY TAKEAWAYS

- Total Installed Capacity: ~5,000 Amps @ 480Y/277V, 3-phase, 4-wire. Estimated Power Availability: ~3.74 MW
- Versatile Usage: Ideal for food, hemp, cold storage, and logistics with adaptable space.
- Strategic Location: Operate in the heart of California's thriving agricultural hub, maximizing access to key markets.
- Heavy Power & High Ceilings: Fully built-out for peak efficiency.
- High Ceilings: Ideal for maximizing storage with double and triple stacking





SITE PLAN ± 5 ACRES



TAX MAP

TAX CODE AREA 51-02

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 137 PAGE 02-1



AERIAL MAP



SATELLITE MAP



SUBJECT PROPERTY

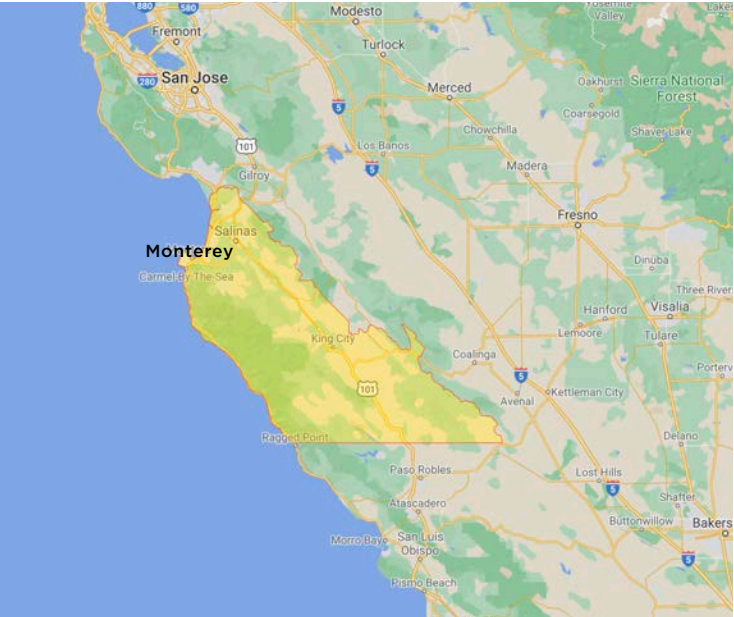
20800 Spence Rd. | 10

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MONTEREY COUNTY OVERVIEW

ABOUT MONTEREY COUNTY

Monterey County is located on the central coast of California. It borders the Monterey Bay, Big Sur, State Route 1, and the 17 Mile Drive. The area attracts an estimated 4.6 million visitors a year. The city of Monterey is approximately 100 miles south of San Francisco and 300 miles north of Los Angeles. Monterey County boast both beautiful coastlines as well as a booming agricultural industry. The city of Salinas is the center of the county's growing Ag industry and also the county's most populous city.



REGIONAL HIGHLIGHTS



Major US
Agricultural
Hub



Large
Tourism
Sector



Military
Presence



ECONOMY

- Salinas agriculture brings ±\$8 billion into the local economy.
- Tourism in the area makes up a large part of the local economy with sites such as Big Sur, the 17 Mile Drive, Pebble Beach Golf Links, numerous state and national parks and wineries.
- There are three regional airports in the county: Monterey, Salinas, and Marina Municipal.



2024 DEMOGRAPHICS

436,251

Population

132,170

Households

35.3

Median Age

\$88,035

Median Household
Income

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**UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION...
MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE
VALUES.**

With our Collaborative Team of Real Estate Professionals and Consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates has been known as a local and regional trusted industry leader, founded by John Mahoney. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction we enter, beyond the beams and masonry or ROI, one mission alone drives us all and that is representing your interests as if they were our own.

It will be our pleasure and duty to sit with you and listen...so we can understand your motivation, background, needs, challenges and goals in discussing potential solutions for your properties. We have learned that one solution does not fit all situations and look forward to working with you to develop a strategy that encompasses all stakeholders' interests. Nothing is more satisfying than driving by a property with which we have partnered with owners, knowing there is now a new business, a greater stream of income, a legacy honoring a family member, a community treasure restored...the list is endless in how we work with our valued clients to enrich their lives and the community in which their property sits.

SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

\$4 BILLION
IN TRANSACTION VOLUME

2,000+
ASSETS SOLD

6,000,000
SQUARE FEET LEASED

1,750+
LEASE TRANSACTIONS

DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

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