

1311 SCHILLING PLACE

SALINAS, CA

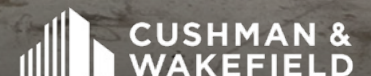
±340,286 RSF

AVAILABLE FOR LEASE

(DIVISIBLE) BULK WAREHOUSE SPACE

±25,114 SF OFFICE BUILDING ALSO AVAILABLE

***COST EFFECTIVE,
SCALABLE WAREHOUSE/DISTRIBUTION SPACE
IN CLOSE PROXIMITY TO NEW 5-STORY,
3+ MILLION-SQUARE-FOOT
AMAZON DISTRIBUTION FACILITY***



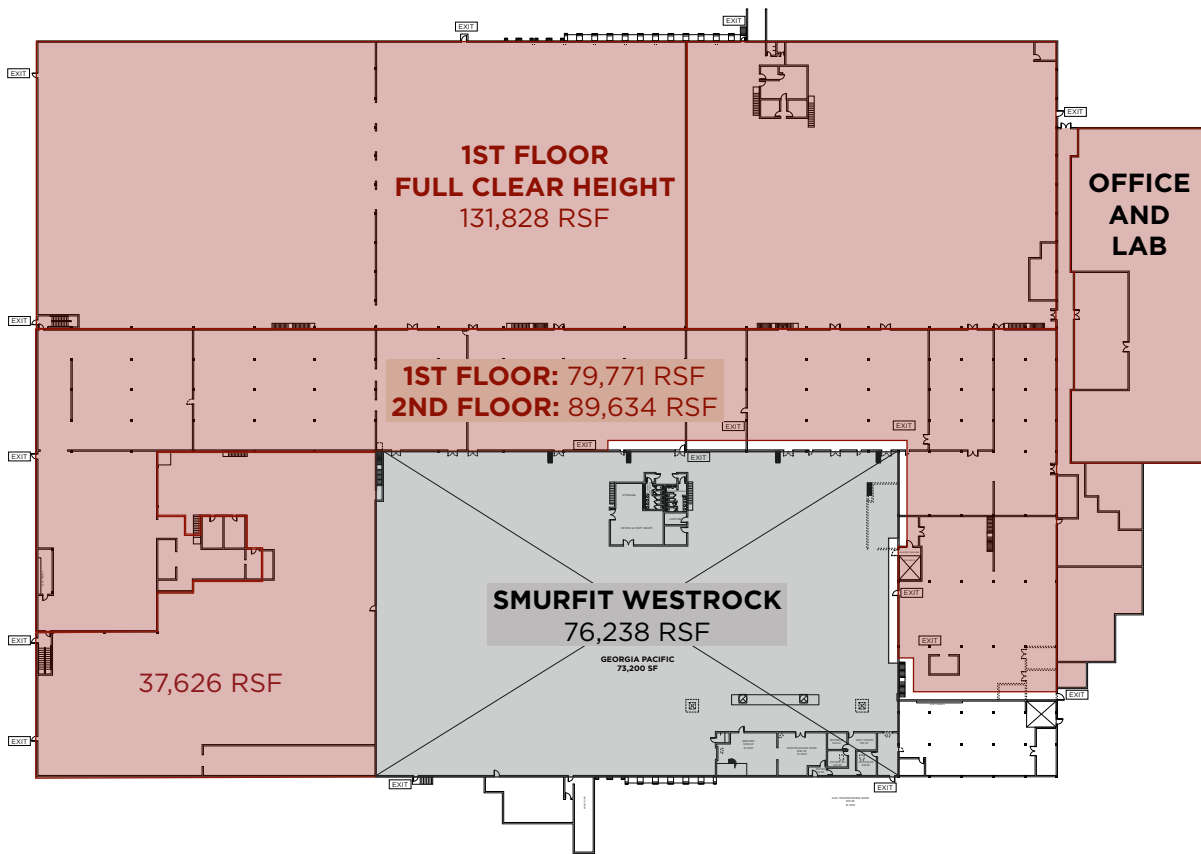
Property Overview

Positioned in the Salinas submarket in Monterey County, **1311 Schilling Place** is an Industrial Campus totaling ~484,450 SF on 20.19 acres with direct access to Highway 101. The property offers a rare combination of heavy power, industrial wastewater access, and large contiguous and scalable space, ideal for warehouse, distribution, food production or manufacturing users.

- Direct Access to Hwy 101
- 1.7 miles away from New Amazon Facility
- Concrete-Tilt ±340,286 SF Available
- Access to Industrial Wastewater
- 20'-25'5" Clear Height
- Industrial General ("IG") Zoning
- ESFR Sprinklers System
- Ample Parking and Truck Yard
- 4,000 AMP, 277/480V Panel bundled service delivered at 12,000 volts



±340,286 RSF For Lease



Availability Overview

Total Rentable Area ±340,286 SF

Space Breakdown
1st Floor: ±211,599 RSF
2nd Floor: ±89,634 SF
3rd Floor: ±10,887 SF
Office/Lab: ±28,166 SF

Clear Height 20' - 25'5"

Truck Court Depth 150'+

Car Parking Ample

Trailer Parking Large Truck Yard

Dock-High Doors 15

Construction Type Concrete Tilt-Up

Sprinklers ESFR

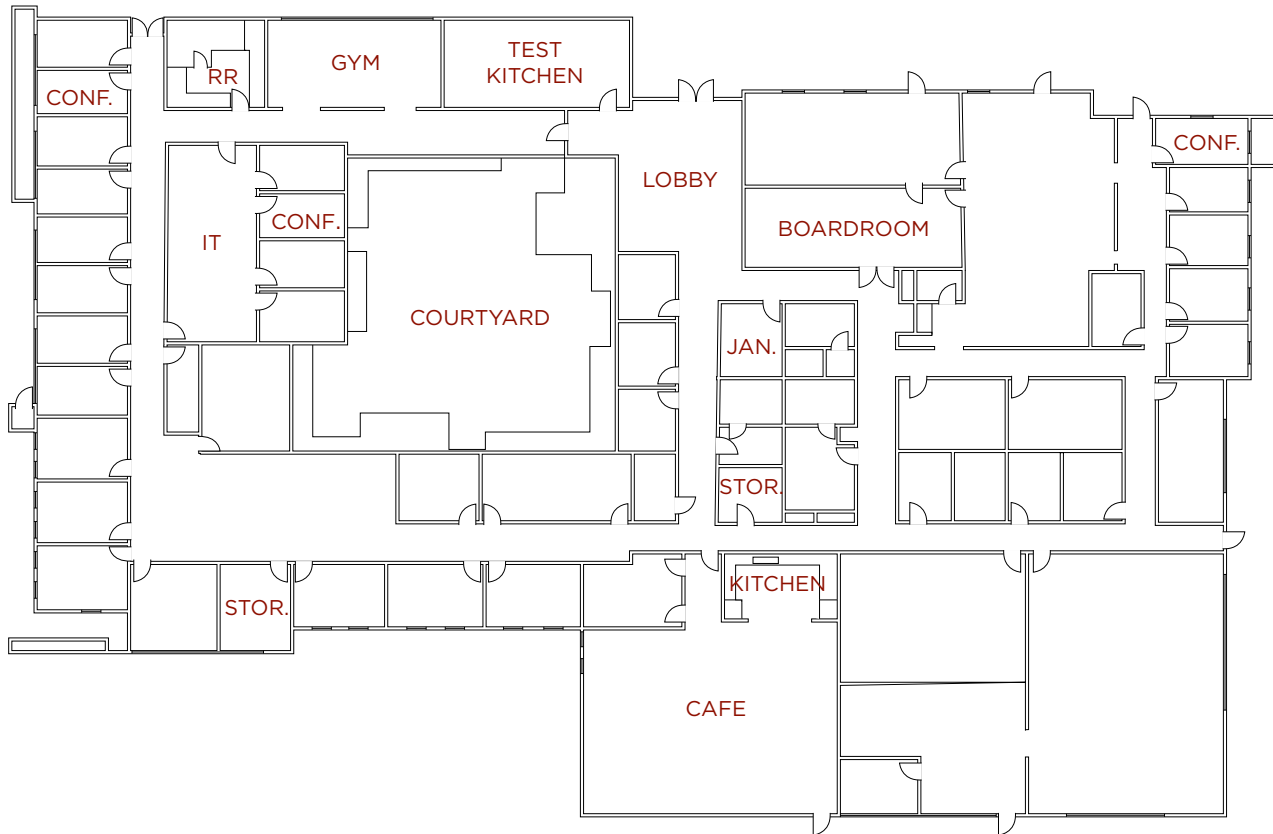
Power PG&E bundled service
delivered at 12,000 volts

Asking Rent \$0.75 P.S.F., NNN

±25,114 SF OFFICE BUILDING
ALSO AVAILABLE

±25,114 RSF

Office Space For Lease



Availability Overview

- Approximately 25,114 RSF
- Good location near County Planning & Building Department and Industrial Sector
- Abundant parking
- Newer HVAC and roof
- Highly functional layout
- Recently remodeled and refreshed
- Highway visible
- Interior courtyard
- Tenant improvements negotiable
- Operating expenses are currently at \$0.25 PSF

**ASKING LEASE PRICE:
\$1.35 P.S.F., NNN**

A New Era of the Industrial Economy in Salinas

The Amazon Fulfillment Center (SJC8), known as “Project GOAT,” is a state-of-the-art, robotics-enabled logistics facility rising in South Salinas within the Salinas Ag-Industrial Center. Spanning approximately 3.0–3.26 million square feet on a 70-acre site, the five-story structure is one of the largest industrial developments in California.

Scheduled to open in Q1 2027, the facility will reportedly operate as a high-speed fulfillment and sortation hub, using advanced automation to process and route millions of consumer orders across Central and Northern California. Rather than serving as a last-mile delivery station, SJC8 functions as a critical mid-chain node, connecting Amazon’s regional supply network to delivery stations and carrier partners including USPS, UPS, and Amazon Logistics.

Strategically located along Highway 101, the Amazon project enhances regional distribution efficiencies while anchoring Salinas as an emerging logistics and industrial center. Once operational, it is expected to employ approximately 1,200–1,500 workers across operations, engineering, and technical roles, generating significant economic impact and unlocking further development across the Salinas Ag-Industrial Center.



Area Overview

Salinas Valley, California

The Salad Bowl of the World — a premier agricultural, logistics, and employment hub anchoring California's Central Coast.

53,600+ Private-sector jobs	\$52,700 Avg. annual wage — well below Bay Area benchmarks	Highway 101 Direct access to primary north-south trade corridor	70+ Wineries in the region
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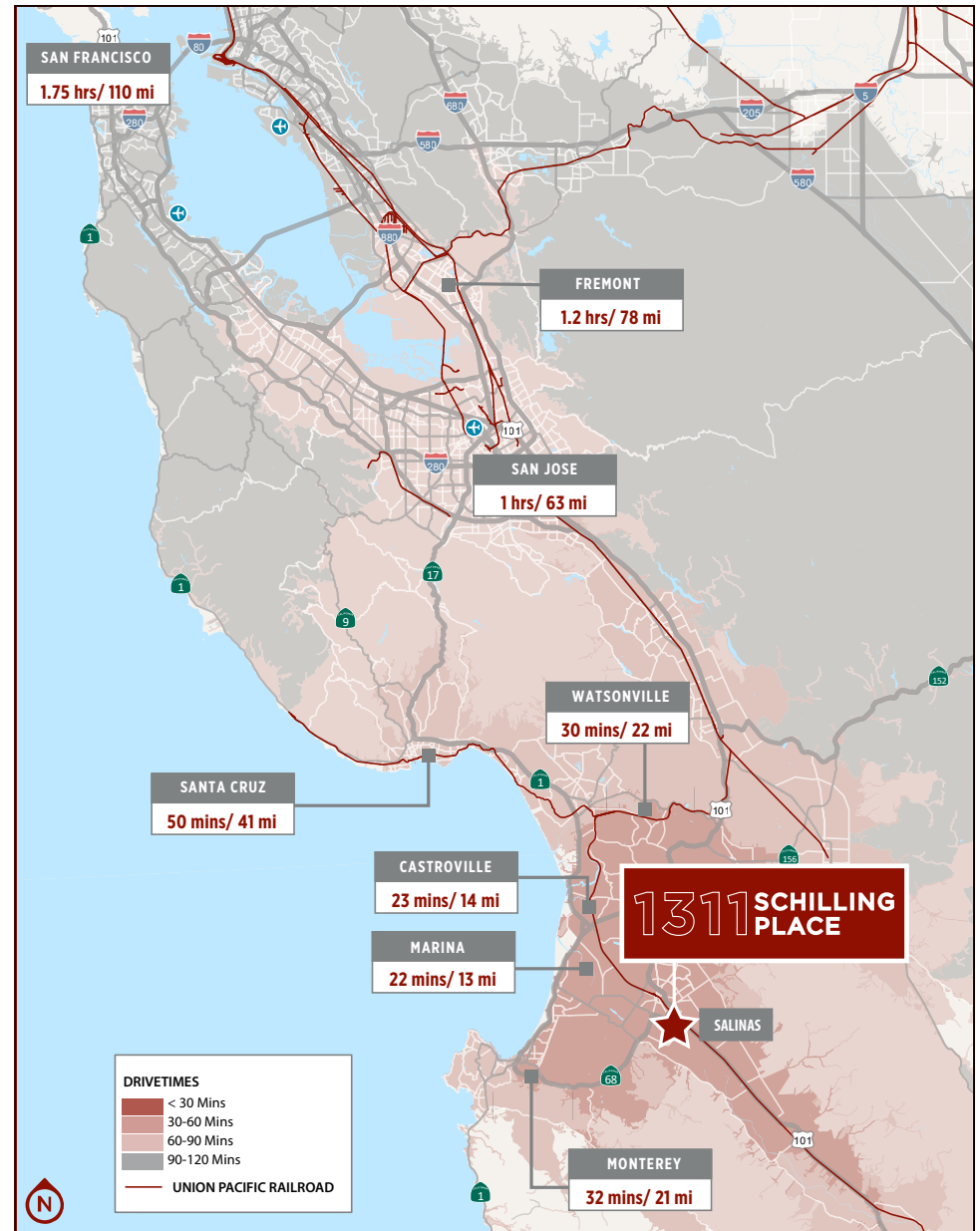
Salinas Valley serves as the trade, employment, and population center for Monterey County and the broader Central Coast. Internationally recognized for large-scale production of lettuce, broccoli, strawberries, and specialty crops, the region has cultivated a deep ecosystem of agribusiness, food processing, and logistics operations. Major employers including Dole Fresh Vegetables, County of Monterey, Household Credit Services, and Salinas Valley Memorial Hospital provide a diversified economic base across agriculture, healthcare, and services.

Agriculture & Food Processing	Distribution & Logistics
Light Manufacturing	Healthcare & Education

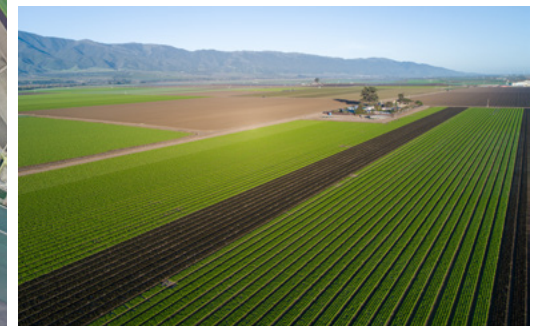


~60 Miles South of Silicon Valley
~20 Minutes East of the Monterey Peninsula

Salinas provides a scalable, cost-conscious workforce well-suited for distribution, fulfillment, light manufacturing, and vendor operations. Above-average concentrations of production-oriented and logistics-adjacent workers, cultivated through decades of shift-based agricultural and warehousing operations, translate directly into operational depth for incoming industrial users. Recent employment normalization reflects post-pandemic rebalancing rather than structural decline, creating an opportunity for incoming operators to secure workforce share ahead of the next growth cycle.



DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	3,289	91,962	162,331
AVG. HH Income	\$85,249	\$97,903	\$112,042
Daytime Pop.	13,032	95,026	149,507



A Premier Location

Located in the vibrant Salinas Valley, 1311 Shilling Place offers a strategic location with a thriving community and close proximity to key transportation corridors.

- Immediate access to Highway 101, 68 & 183
- World hub of agricultural technology
- Over 100 manufacturing firms locate in Salinas



1311 SCHILLING PLACE

SALINAS, CA

Greg Findley

Managing Director

greg.findley@cushwake.com

+1 831 755 1639

LIC. #01170453

Trevor Thorpe

Managing Director

trevor.thorpe@cushwake.com

+1 831 818 0468

LIC. #01024740



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