

RARE DEVELOPMENT OPPORTUNITY

OFFERING MEMORANDUM



100

MANABE OW ROAD

Watsonville, CA

13.4 ACRES FOR SALE

Entitled For $\pm 175,760$ SF Class A Warehouse/Distribution Building

 CUSHMAN &
WAKEFIELD

PROPERTY OVERVIEW

Property Highlights



Convenient access to Highway 1, both North & South; close to Highways 152, 156, 101 & Interstate 5



Sidewalk, curb, gutter & street lights



Property is level



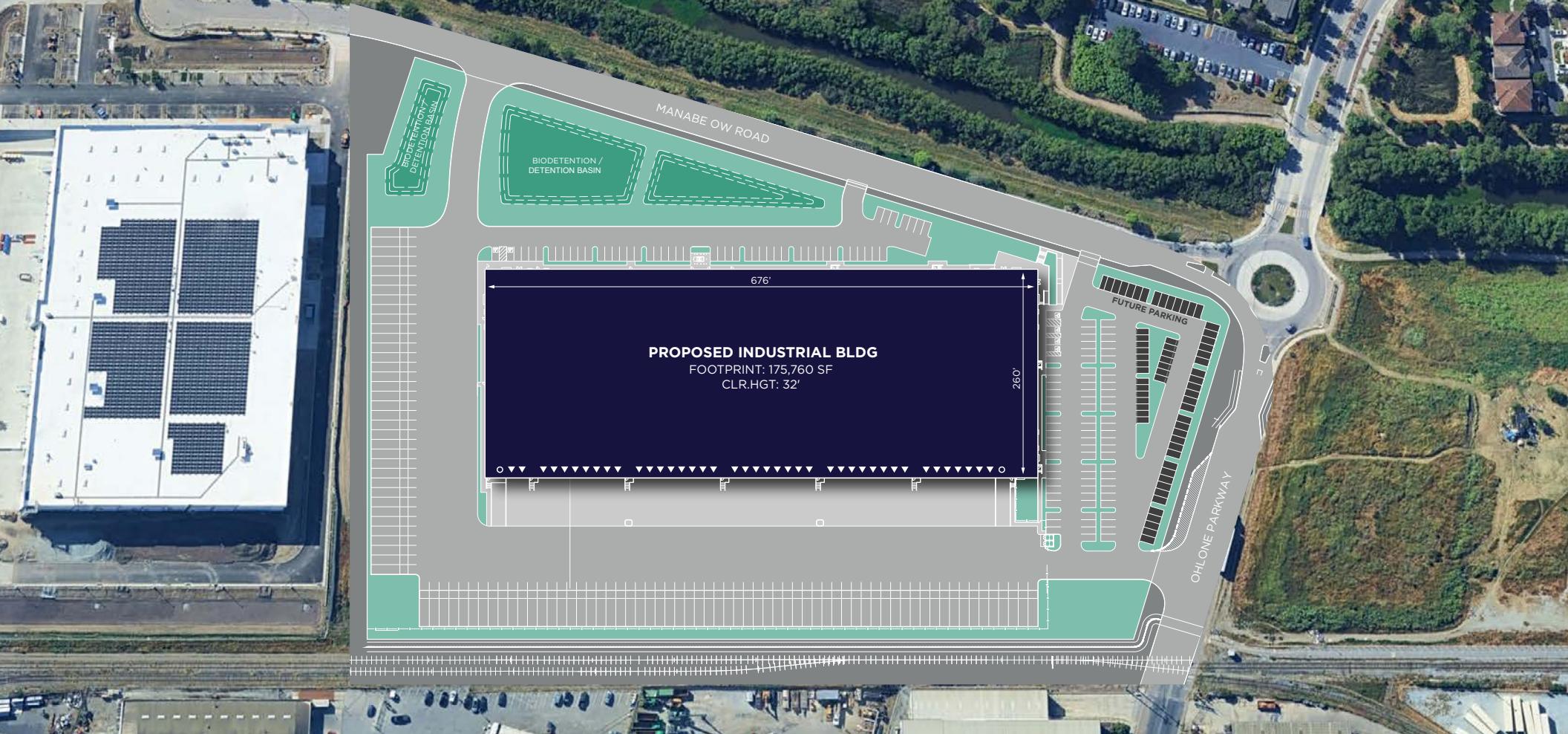
Utilities/water/sewer on-site



Close to downtown Watsonville, nearby shopping & restaurants

Property Description

APN #s	Gross Acres (Per Assessor's Records)	Gross Square Feet
018-711-35 & 37	13.41 AC	±584,139
County/City	Santa Cruz County/City of Watsonville	
Topography	Level	
Jurisdiction	City of Watsonville	
Zoning	IP (Industrial Park) subject to City of Watsonville's Manabe Ow Business Park Specific Plan	
Utilities	Utilities, water, sewer on site	
Property Status	Property is vacant/undeveloped with entitlements in place, ready for construction	
Comments	Rare large industrial parcel in Watsonville's newest business park Located within Watsonville's major industrial area with good visibility and North/South access to Highway 1 Fully entitled for a ±175,760 SF warehouse/distribution facility	



PRELIMINARY BUILDING SPECIFICATIONS

BUILDING AREA (SF): **±175,760 SF**

WAREHOUSE AREA (SF): **±166,972 SF**

OFFICE AREA (SF): **±8,788 SF**

LAND AREA (ACRES): **13.41 Acres**

SITE COVERAGE: **30.00%**

CONSTRUCTION: **Concrete tilt-up**

CLEAR HEIGHT: **32'**

FLOOR THICKNESS: **6" reinforced minimum**

POWER: **1,800 AMP+ minimum**

CD'S: **Construction Drawings available**

FIRE PROTECTION: **ESFR**

ROOF: **Hybrid or alternative structure based on sustainability**

SKYLIGHTS: **1.5%**

COLUMN SPACING: **50' x 52'**

TRUCK COURT: **185'; Approved for fenced, secure truck court**

BUILDING DEPTH: **260'**

CONCRETE APRON: **60'**

GRADE LEVEL DOORS: **2**

DOCK HIGH DOORS: **Nine dock packages are included via the shell plan; potentially increasing to 41**

CAR PARKING: **100 stalls with future expansion of 91 stalls available**

TRAILER PARKING: **99 stalls**

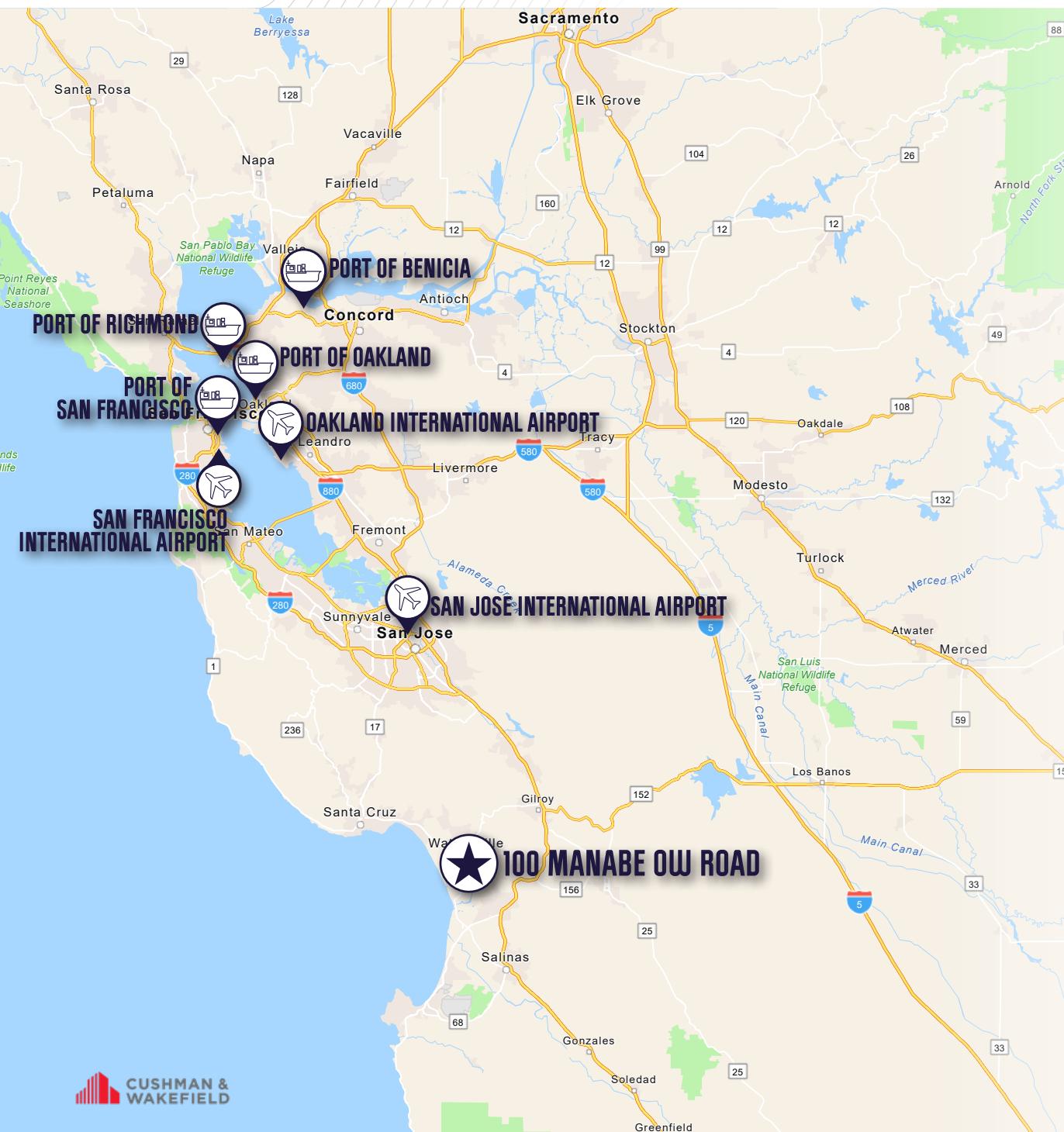
PROJECT RENDERINGS



CORPORATE NEIGHBORS & AMENITIES



ACCESS TO THE CENTRAL COAST



APPROXIMATE DISTANCES TO NEARBY MARKETS

Santa Cruz	19.7 mi
Salinas	19.9 mi
Gilroy	23.7 mi
Monterey	26.2 mi
Carmel-by-the-Sea	29.7 mi
San Jose	48.3 mi

APPROXIMATE DISTANCES TO MAJOR HIGHWAYS

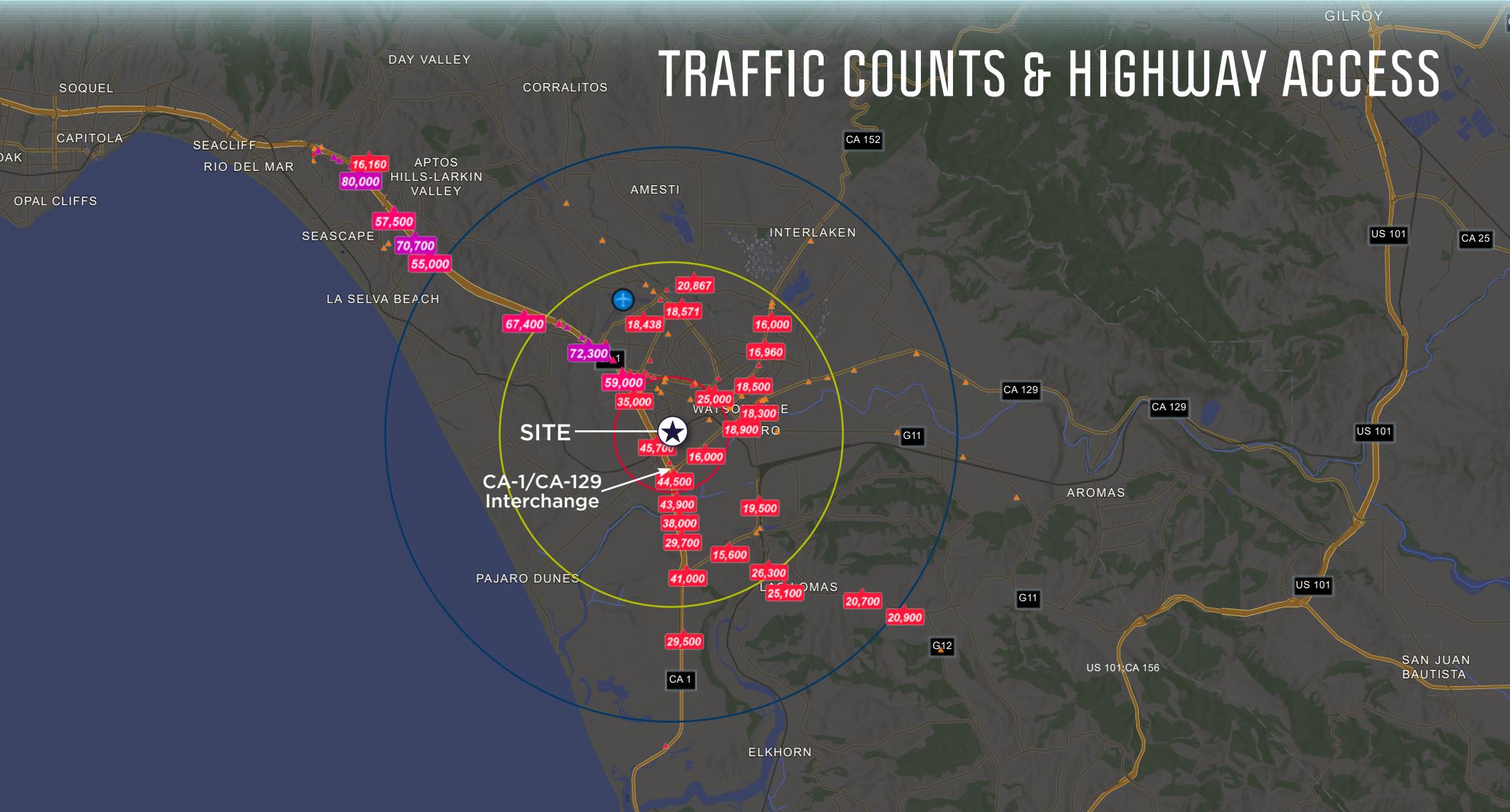
CA-1	1.4 mi
CA-129	1.3 mi
CA-152	2.0 mi
US-101	11.8 mi

DEMOGRAPHICS

2024 Statistics

	1 MILE	3 MILES	5 MILES
Population	7,773	61,811	79,138
Households	1,860	16,683	21,502
Median Household Income	\$86,660	\$78,832	\$84,289
Median Home Value	\$602,250	\$613,468	\$659,047

TRAFFIC COUNTS & HIGHWAY ACCESS



1000

MANABE OWN ROAD

Watsonville, CA



REUBEN HELICK
MANAGING DIRECTOR
CA license #01171272
Direct: +1 831 647 2109
Mobile: +1 831 588 9033
reuben.helick@cushwake.com

GREG FINDLEY
MANAGING DIRECTOR
CA License #01170453
Direct: +1 831 755 1639
Mobile: +1 831 594 5400
greg.findley@cushwake.com

© 2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

 **CUSHMAN & WAKEFIELD**