

220 WALKER ST.

FOR LEASE

Watsonville, CA

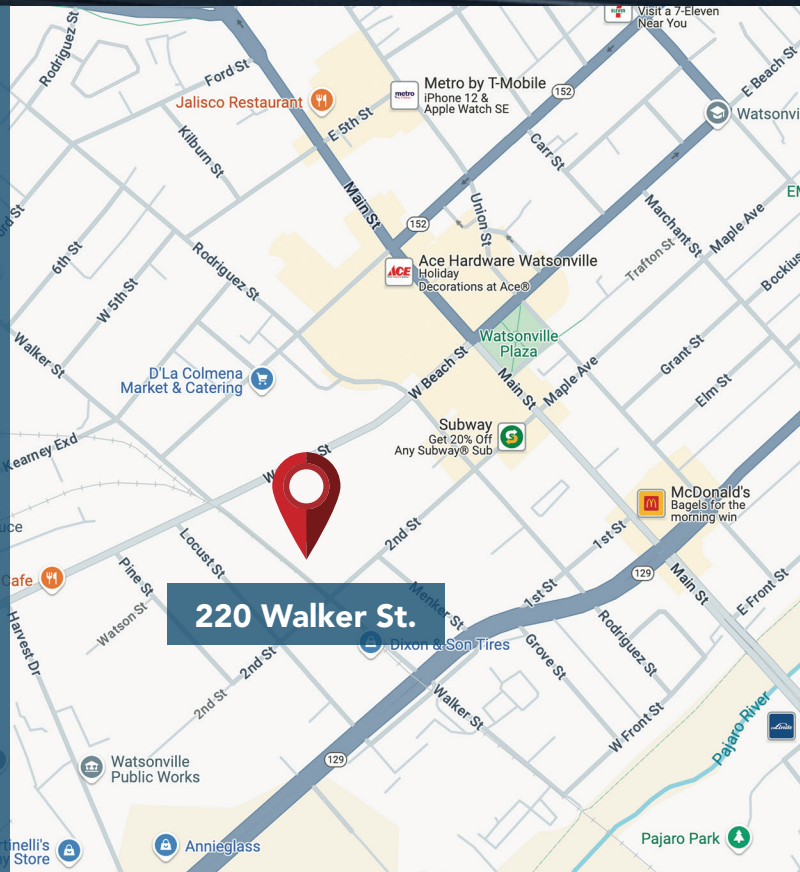
\$1.00 per sq ft gross



Property Highlights

- 23,255 sq. ft. +/-
- 600 amps
- 24 ft. Clear Height with 30+ Clear Ceilings
- Multiple Access Points

Information presented in this proforma was provided by the Seller. Shoemaker Commercial makes no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.



SHOEMAKER COMMERCIAL REAL ESTATE

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Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel, building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines, only a surveyor can determine the actual boundary lines. If any of these issues are important to the Buyer's decision to purchase, then the Buyer should consider investigating the property independently.



PROPERTY DESCRIPTION

220 Walker St, Watsonville, Ca

APN	017-101-51
ADDRESS	220 Walker St. Watsonville, CA 95076
CURRENT USE	Storage / Warehouse
ZONING	IG - General Industrial
BUILDING SIZE	23,255 sq. ft.
CLEAR HEIGHT	24+ feet clear with 30 ft. clear ceilings
DOCK HIGH ACCESS	Yes, 3 loading docks with roll-up doors
ADDITIONAL ROLL-UP	Yes, via concrete ramp at back of building. Forklift access.
POWER	600 Amps
OFFICE	Yes
RESTROOMS	Two
MEZZANINE	Yes, over office



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PHOTOS

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AERIAL PHOTOS

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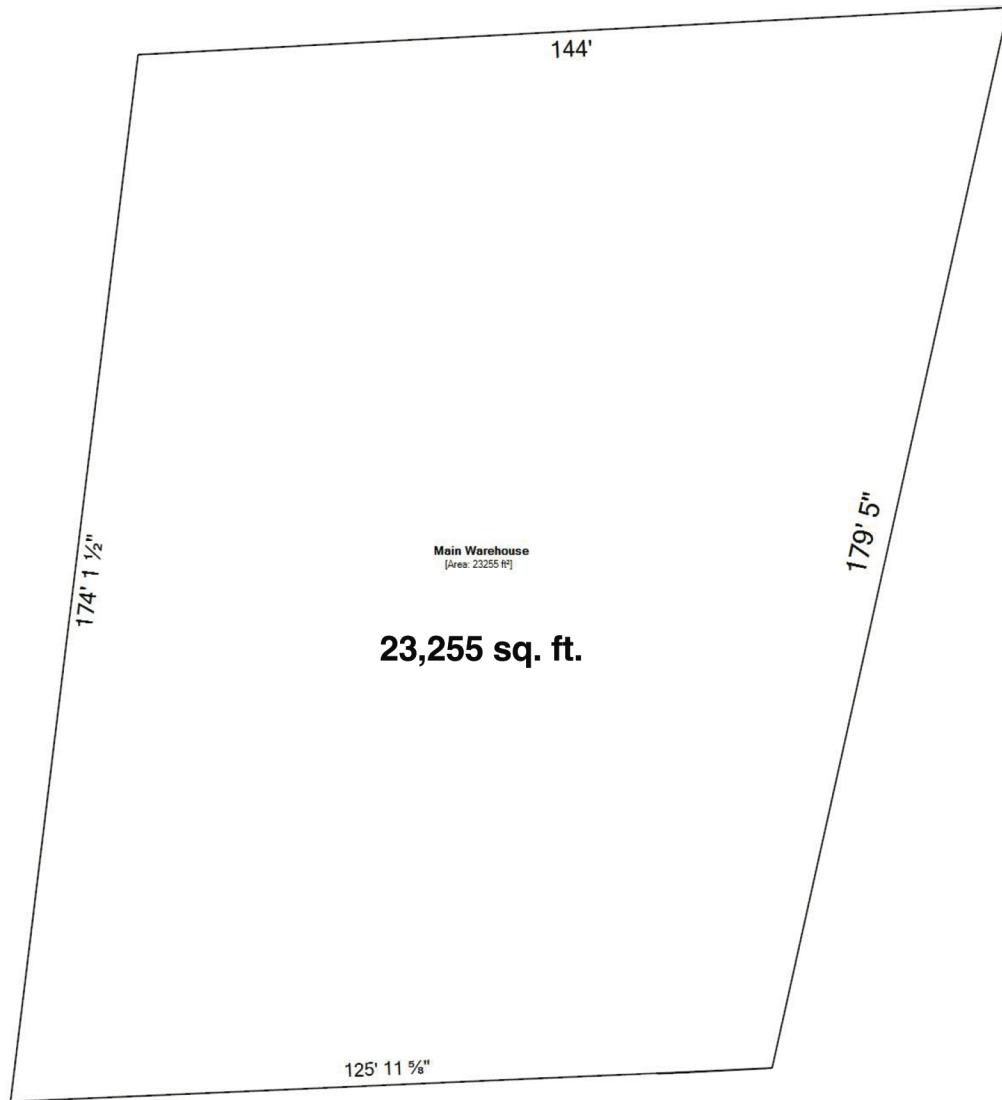
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FLOOR PLAN

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SUBJECT LAYOUT - MAIN WAREHOUSE & STORAGE/GARAGE



Compiled by: Pacific Appraisers

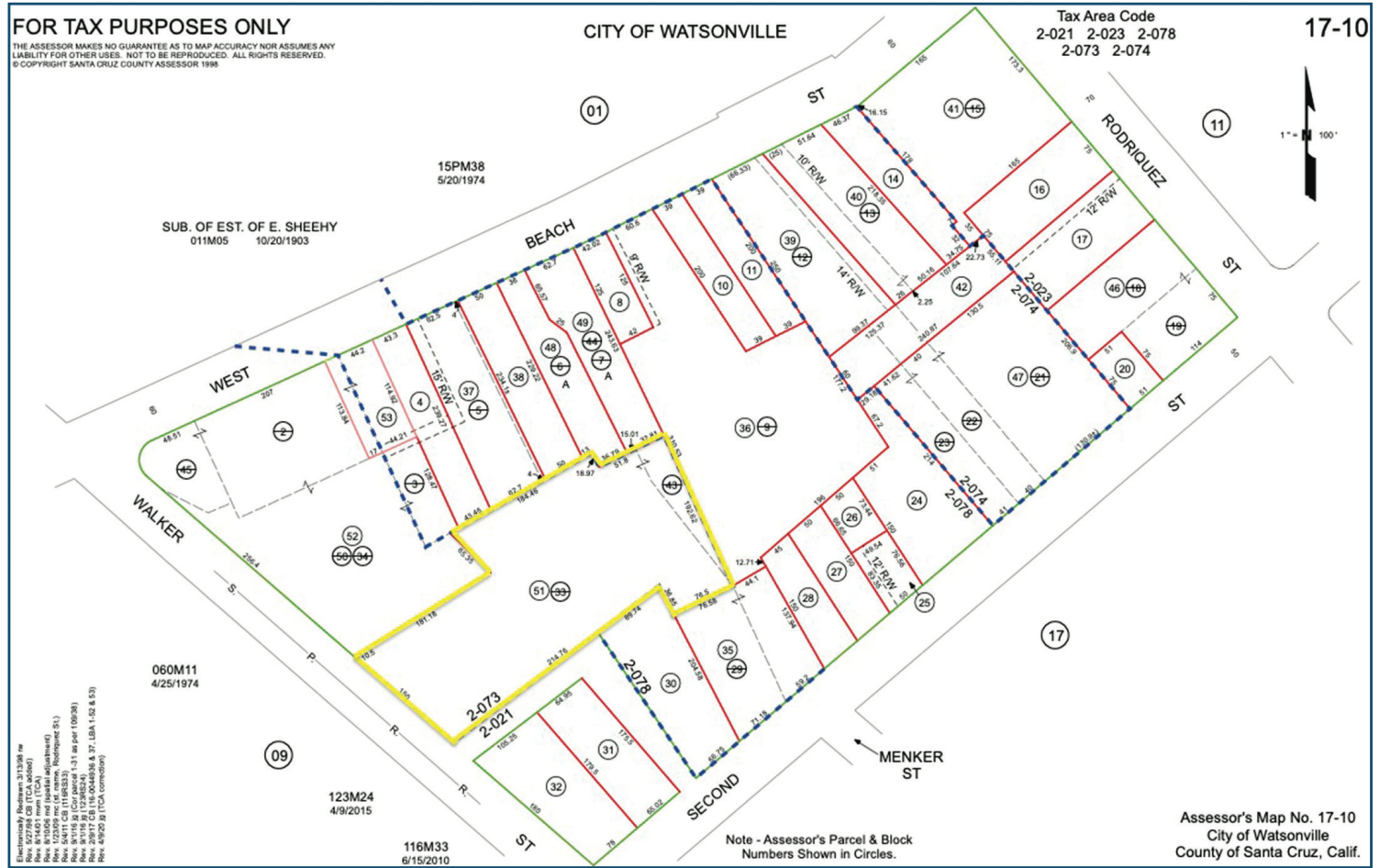


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TAX MAP

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