

**±87,416 SF INDUSTRIAL BUILDING ON A 3.384 ACRE LOT
ASKING PRICE: \$11,900,000**



INDUSTRIAL / MANUFACTURING BUILDING FOR SALE

13525 BLACKIE ROAD, CASTROVILLE, CALIFORNIA

CONFIDENTIAL OFFERING MEMORANDUM



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE



SUBJECT SITE
13525 Blackie Road,
Castroville, California

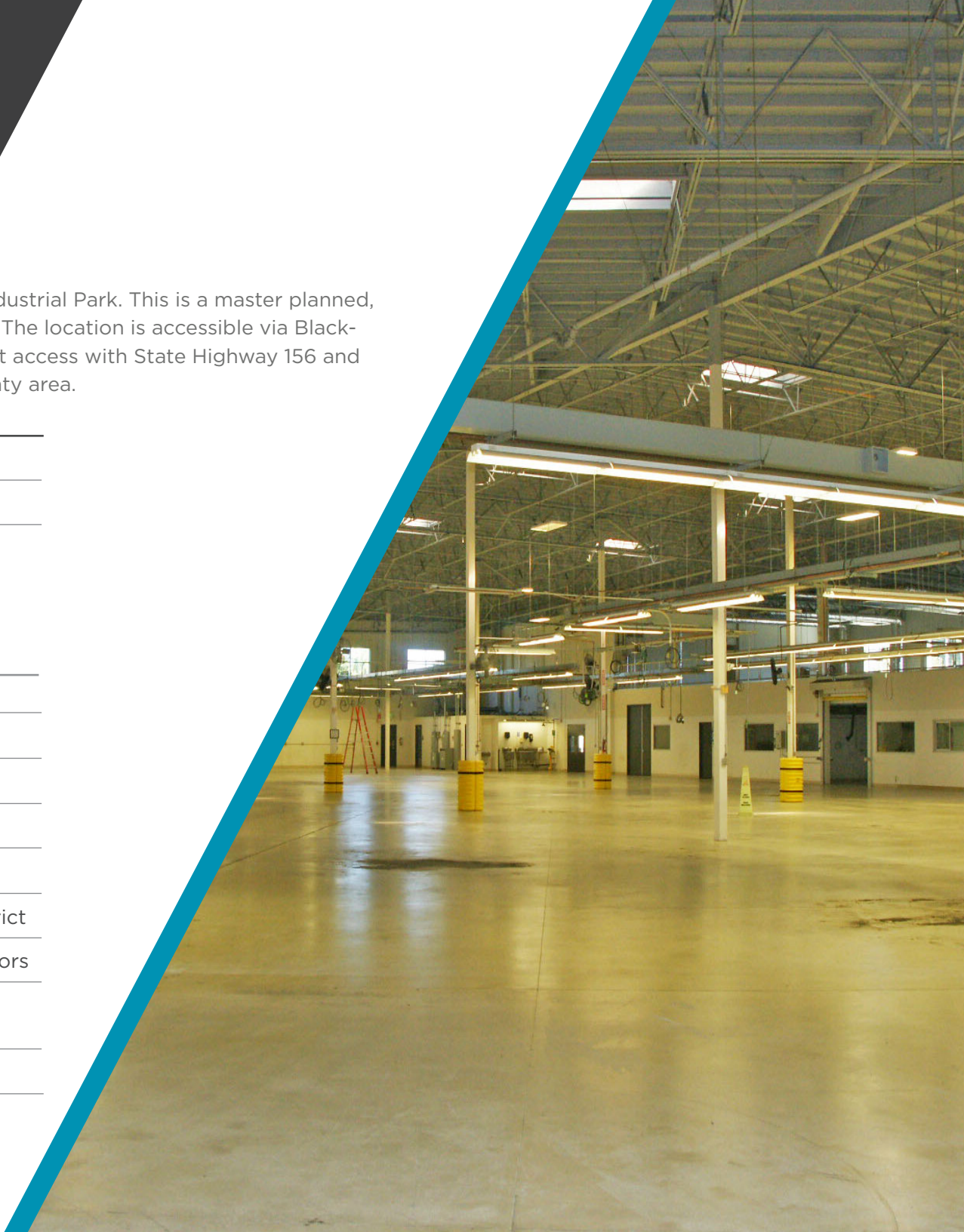
FOR SALE

13525 Blackie Road | Castroville, CA

PROPERTY DESCRIPTION

The subject property is located within the Castroville Industrial Park. This is a master planned, full service industrial park in northern Monterey County. The location is accessible via Blackie Road, which is main east-west arterial providing direct access with State Highway 156 and Highway 1 and providing excellent access to the tri-county area.

Location:	13525 Blackie Road, Castroville, CA
APN:	030-301-002
Building Area:	±24,539 SF - Light Manufacturing ±36,248 SF - Warehouse ±6,048 SF - Mezzanine Storage ±20,581 SF - Office/Lunch Room ±87, 416 SF - TOTAL
Site Area:	±3.384 Acres
Zoning:	Castroville Community Plan
Ceiling Height:	±20-24 Clear Height
Power:	480V, 2500 Amp, 3 Phase
Water/Sewer:	Castroville Community Service District
Door Access:	2 Loading docks & 2 Grade level doors
	Seller will consider leasing back 25,000 - 30,000 SF subject to mutually agreeable terms.
Asking Price:	\$11,900,000

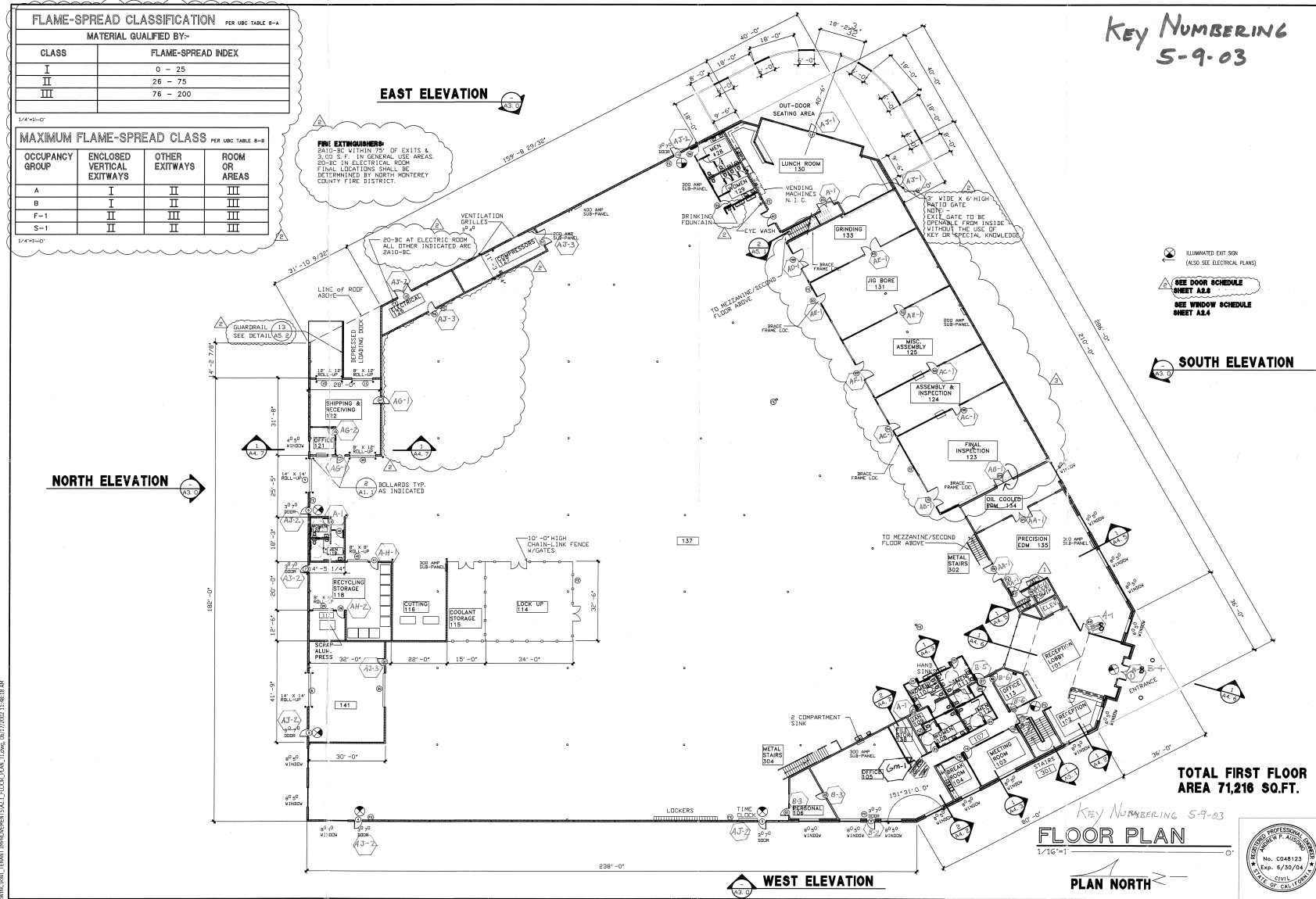




FOR SALE

13525 Blackie Road | Castroville, CA

FLOOR PLANS - 1ST FLOOR



FLAME-SPREAD CLASSIFICATION PER UBC TABLE 8-A

MATERIAL QUALIFIED BY-

CLASS	FLAME-SPREAD INDEX
I	0 - 25
II	26 - 75
III	76 - 200

MAXIMUM FLAME-SPREAD CLASS PER UBC TABLE 8-B

OCCUPANCY GROUP	ENCLOSED VERTICAL EXITWAYS	OTHER EXITWAYS	ROOM OR AREAS
A	I	II	III
B	I	II	III
F-1	II	III	III
S-1	II	II	III

FIRE EXTINGUISHERS
 20-BC AT ELECTRICAL ROOM
 ALL OTHER INDICATED ARE 20-AI-BC

KEY NUMBERING
 5-9-03

ILLUMINATED EXIT SIGN
 (ALSO SEE ELECTRICAL PLANS)

SEE DOOR SCHEDULE
 SHEET A&A

SEE WINDOW SCHEDULE
 SHEET A&A

SOUTH ELEVATION

TOTAL FIRST FLOOR
AREA 71,216 SQ.FT.

FLOOR PLAN

PLAN NORTH

REVISION DATE	KEY
PLAN DATE: 12/28/2001	▲
RELOCATE TR: 1/24/2002	▲
PLAN CHECK: 3/04/2002	▲
PLAN CHANGE: 04/08/2002	▲
CHANGE NUMBER: 07/18/2002	▲

AUSONIO INCORPORATED
 11420A COMMERCIAL PARKWAY - CASTROVILLE, CA 95012
 (831) 648-8044
 (831) 648-8071
 (831) 648-8071
 (831) 648-8071
 (831) 648-8071

DATE: 12/28/2001

SHEET TITLE:
TENANT IMPROVEMENT
OVERALL FLOOR PLAN

PROJECT:
 PROPOSED TENANT IMPROVEMENTS FOR:
IRON WITHERSPOON INC. (RWI)
 13525 BLACKIE ROAD, CASTROVILLE, CA 95012
 A.P. #030-001-002 PH: (831) 633-3371

SCALE: AS NOTED

DRAWN: SURESH

JOB: 00136

SHEET:

A2.1

OF SHEETS

REGISTERED PROFESSIONAL ARCHITECT
 No. 0048123
 Exp. 6/30/04
 CIVIL
 STATE OF CALIFORNIA

FOR SALE

13525 Blackie Road | Castroville, CA

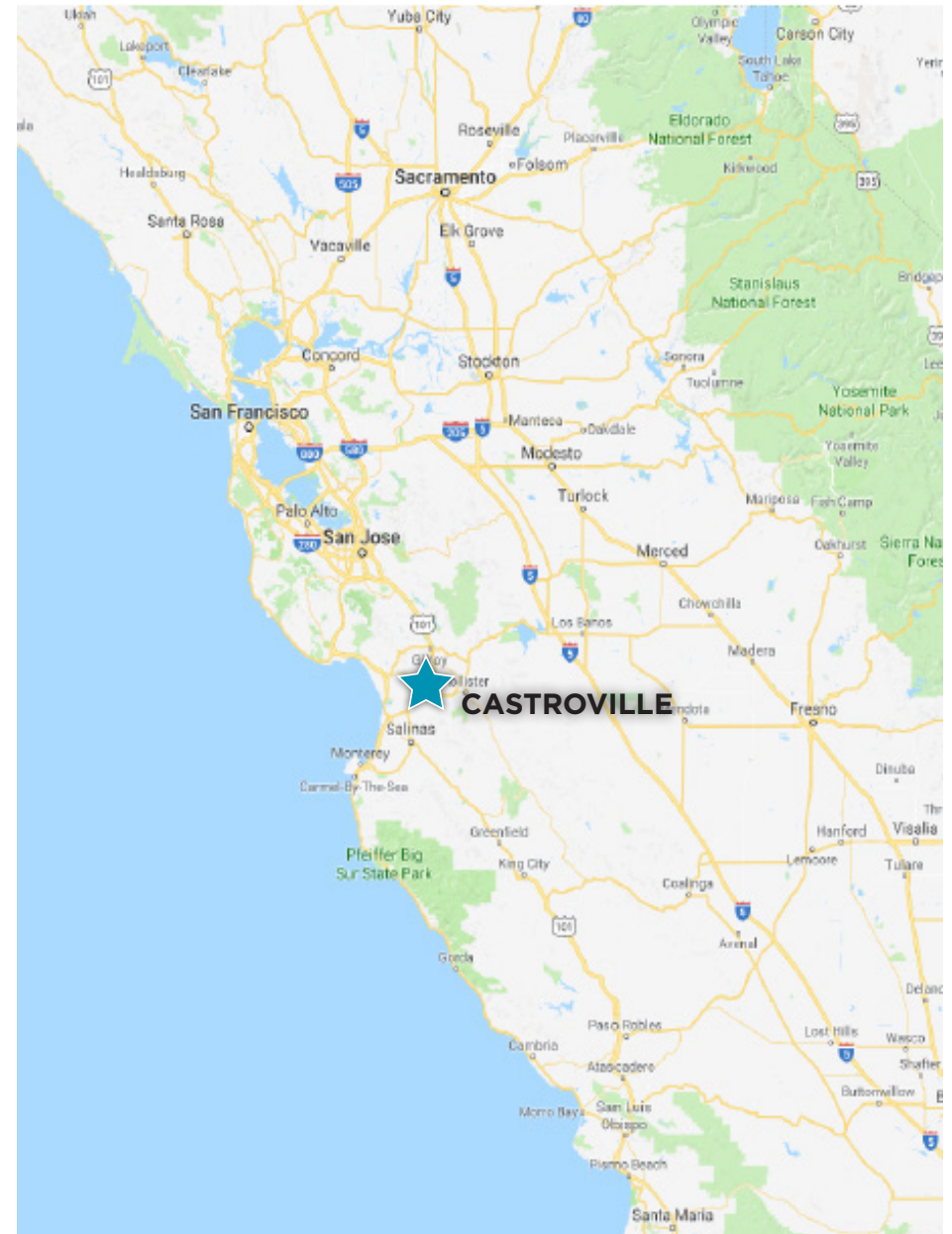
LOCATION OVERVIEW

Salinas Valley Area

- Castroville is strategically located in the Salinas Valley in unincorporated Monterey County, just 8.2 miles north of the City of Salinas, 15.7 miles northeast of the Monterey Bay, and 31 miles from Santa Cruz.
- Situated in the “Central Coast” region of California which includes the Monterey Peninsula and runs parallel to Monterey Bay.
- The property is adjacent to Highway 156, which connects Highway 101 to Highway 1.

Infrastructure

- Castroville is accessed by Highway 156 and Highway 183.
- Highway 156 passes east/west through the city and provides direct access to Highway 1 and Highway 101.
- Highway 183 connects the community of Castroville with the City of Salinas to the south and Santa Cruz County to the north.
- Rail service is nearby on Union Pacific’s main line, connecting to shipping in the San Francisco Bay Area to destinations worldwide.
- Twelve major commercial trucking terminals and 18 additional carriers serve the Salinas Valley.
- More than 1,000 trucks per day export produce during peak season.



LOCATION OVERVIEW

13525 Blackie Road is roughly 1 mile south of the Central Business District. The location is accessible via Blackie Road, which is a main east-west arterial providing direct access with State Highway 156 and Highway 1.



183

156

SUBJECT SITE
13525 Blackie Road,
Castroville, California

COAST AMERICAN
COOLING

ABC
Supply Co. Inc.

CENTRAL COLD
STORAGE

WM
WASTE MANAGEMENT

FUJIFILM

AS
SOLUTIONS

7UP
BOTTLING
COMPANY

ROAR
PRODUCTION
FACILITY

Mastonardi
PRODUCE LTD.

PODS

Cardinale
MOVING & STORAGE

UNITED STATES
FARMERS BLACKFOOT, USA

VINVISION
TRUCKING
& STORAGE

Farmer Brothers
COFFEE

Red Bull

CHIC EVENTS

OCEAN MIST
PRODUCE

OCEAN MIST PARKWAY

BLACKIE ROAD

MERRITT STREET

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CASTROVILLE, CALIFORNIA

CONTACTS

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