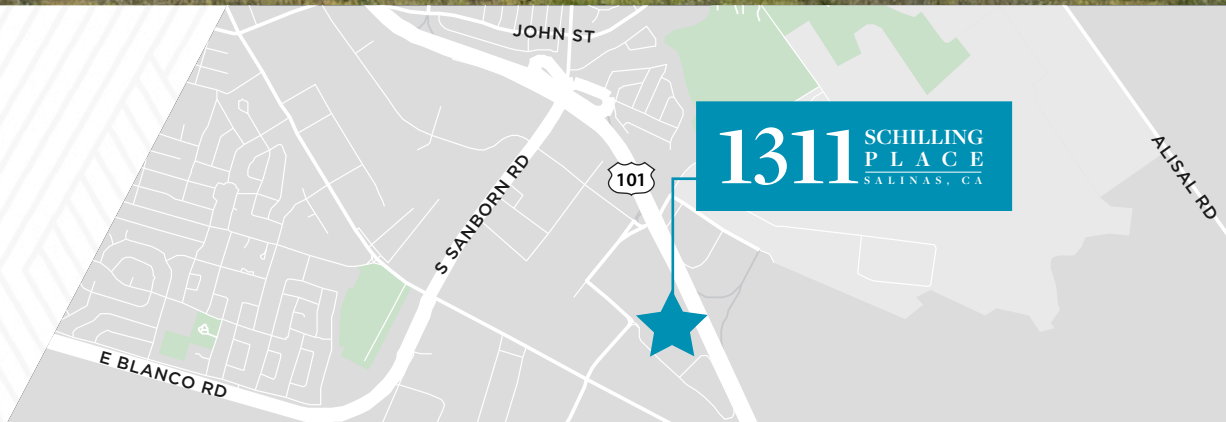


RARE INDUSTRIAL SUBLEASE AVAILABILITY

TOTALING ±113,213 RSF

SALINAS, CALIFORNIA

1311 SCHILLING
PLACE
SALINAS, CA



PROPERTY HIGHLIGHTS



Concrete-Tilt
113,213 RSF Available



20'-26"
Clear Height



Access to Industrial
Wastewater



Industrial
General ("IG")



ESFR
Sprinklers System



Ample Parking
and Truck Yard



Power: 4,000 Amp
@ 277/480V Panel



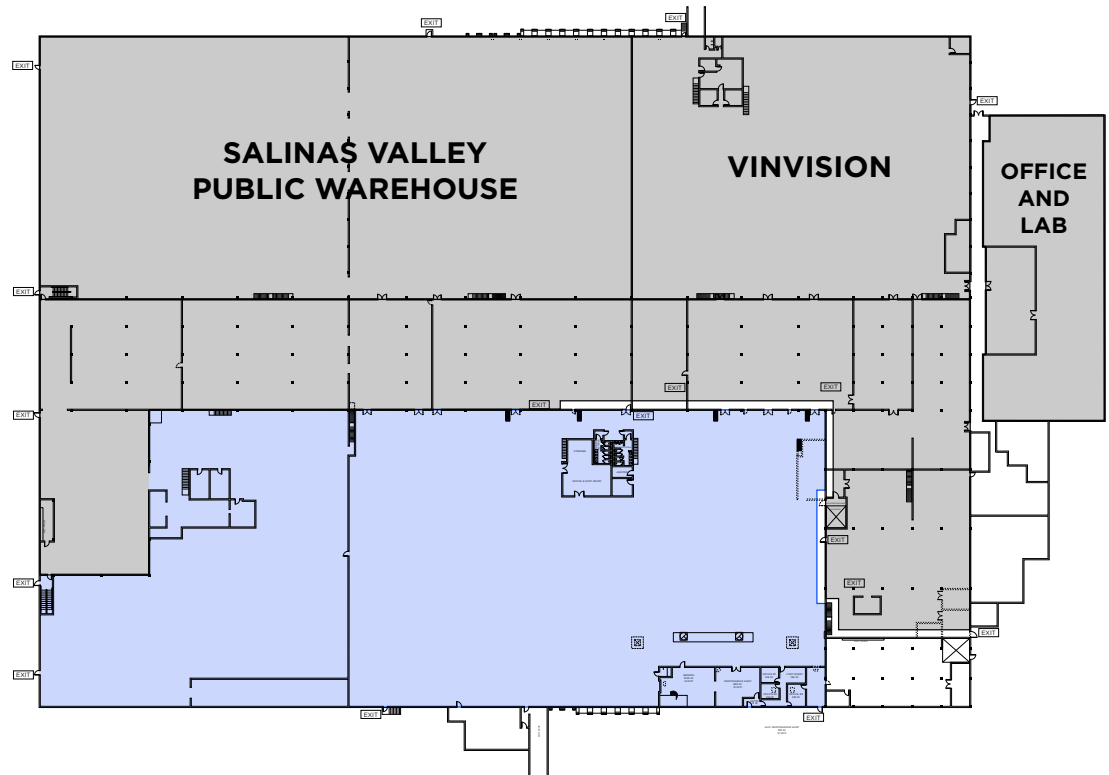
Direct Access to
Hwy 101 and 152



±113,213 RSF FOR SUBLEASE

PROPERTY OVERVIEW

Total Rentable Area	±113,213 SF
Clear Height	20' - 26"
Truck Court Depth	150'+
Car Parking	Ample
Trailer Parking	Large Fenced Truck Yard
Dock-High Doors	12
Construction Type	Concrete Tilt-Up
Sprinklers	ESFR
Power	4,000 Amp @ 277/480V Panel
Asking Rent	Negotiable
Lease Expiration	10/31/2029



AVAILABLE



AREA OVERVIEW

The Salinas Valley is known as “The Salad Bowl of the World” for the production of lettuce, broccoli, mushrooms and strawberries along with numerous other crops. Monterey County has become one of California’s premium grape growing regions and is home to over 70 wineries.

Although agriculture forms an economic base, more than 100 manufacturing firms call Salinas home. Some of the largest employers in the area include: Dole Fresh Vegetable, the County of Monterey, Household Credit Services, and Salinas Valley Memorial Hospital.

Salinas’ ideal geographic location, unmatched natural resources, and unique workforce advantages make this Central Coast city a good place to do business. Salinas is situated just 60 miles south of Silicon Valley, the innovation capital of the world; 20 minutes east of the Monterey Peninsula, with its world-class amenities, including golf at Pebble Beach and the cities of Carmel and Monterey; and right next to Highway 101, which runs from Canada to Mexico and is among the most important north-south corridors in the United States.

Salinas is the regional trade center for California’s Central Coast counties, and the industrial, commercial and residential hub of the Salinas Valley. The city is also the county seat of Monterey County, and the largest municipality by population in the Central Coast region.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,841	92,274	163,260
AVG. HH Income	\$56,591	\$71,284	\$79,666
Daytime Population	11,362	97,216	154,689

AMENITIES MAP

Home Depot
Kohl's
Jeep
Honda
Toyota
ARCO

SAFeway

Target
Walmart
Marshalls
CVS
Jersey Mike's
The Habit

AT&T
Walmart
Starbucks
Costco
Chevron
Applebee's

In-N-Out
McDonald's
Carl's Jr.
Super 8
Quality Inn
Best Western

McDonald's
Rite Aid
T-Mobile
ARCO

Starbucks
Grommet's Pub
BeerDed

1311 SCHILLING PLACE
SALINAS, CA

KFC
McDonald's
Wienerschnitzel
Round Table

Denny's

Jack in the Box
Marathon
Days Inn
Denny's
Loves
Arby's

1311 SCHILLING PLACE SALINAS, CA



CONTACT

GREG FINDLEY

Managing Director

+1 831 755 1639

greg.findley@cushwake.com

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