

INDUSTRIAL BUILDING & UNDEVELOPED LAND

30 minutes South of Silicon Valley, California



THE EPICENTER OF OPPORTUNITY FOR YOUR BUSINESS

800 & 810 Salinas Rd., San Juan Bautista, CA 95045

8.63 Acres • 2 Parcels

www.PrimeCaliforniaLand.com

SAN BENITO COUNTY

In the heart of California

This property, consisting of two parcels, 2.6 acres with a 31,704 square foot M-2 heavy industrial building and 6.03 acres of developable industrial land, is ideally located just outside of the city limits of San Juan Bautista, in San Benito County—known for its progressive approach to fostering new business development. Enjoy abundant access to growth opportunities in nearby Silicon Valley, San Jose and San Francisco without the high operating costs. The site is ideal as a data center or regional distribution center.

Prosperity Grows Here

- BUSINESS FRIENDLY
- CALIFORNIA LIFESTYLE
- DIVERSE INDUSTRIES & CULTURES
- PERFECT CLIMATE
- STRONG COMMUNITY
- NATURAL BEAUTY
- NEAR ROAD, RAIL AND AIR

Proximity to Major Cities, Airports, Railways & Roads

Monterey Bay 27 min. • 20 miles
San Jose 49 min. • 45 miles
Oakland 1 hr. 36 min. • 86 miles
San Francisco 1 hr. 38 min. • 92 miles
Sacramento 2 hr. 24 min. • 158 miles
Reno, NV 4 hr. 21 min. • 292 miles
Los Angeles 4 hr. 32 min. • 311 miles
Las Vegas, NV 7 hr. 15 min. • 498 miles

City of Hollister Municipal Airport

16 min. • 10 miles

San Jose International Airport

47 min. • 48 miles

San Francisco International Airport

1 hr. 20 min. • 81 miles

Highway 101 5 min. • 3.6 miles

Highway 680 45 min. • 44 miles

Highway 280 45 min. • 44 miles

Interstate 5 45 min. • 44 miles

Highway 880 48min. • 46 miles

Interstate 80 2 hr. 24 min. • 158 miles



DETAILS, FEATURES, AND AMENITIES

8.63 Acres • 2 Parcels

800 Salinas Road

San Juan Bautista, CA 95045

The main building houses warehouse spaces, coolers and freezers, an attractive reception and lobby area, large hospitality room, lunch room, conference rooms, offices and several bathrooms. There is a spacious outdoor patio and BBQ area.



SPECIAL FEATURE: Interior Cooling System

There is an ambient in-floor cooling system in place and functioning at all times. It was built to a depth of 5 ft. to prevent the freezing and cracking (Tundra effect) of the flooring beneath the coolers and freezers.

PARCEL 1

Lot Size 2.6 acres, 113256 sq. ft.

Property Owner Pacific Harvest Seafoods, Inc.
 APN 012-160-033-000
 Zoning M-2 Heavy Industrial

IMPROVEMENTS:

Gross Building area 31,704 sq. ft.

FIRST FLOOR:
 25,663.56 sq. ft., Ceiling Height: 31 ft.

SECOND FLOOR WITHIN:
 5,942.6 sq. ft., Ceiling Height: 8 ft.

WATER: Two Water Tanks
 150,000 Gallons each
 (fed by Municipal, well water available)

FOUNDATION: Concrete

PARKING: 70 spaces

DOCKS: 11

High Doors/Loading/Drive-In: 7

LOT AREA: Paved and Gated

Surrounded with an 8' security fence and security cameras

Fire hydrants ring the property (supported by the fire pumping system)



810 Salinas Road

San Juan Bautista, CA 95045

The 6.03 acre developable vacant industrial parcel abuts the improved site. Both are surrounded by gorgeous country with cool breezes and stunning view in every direction. There are mountains and trees and green meadows under blindingly blue skies.



PARCEL 2

Lot Size 6.03 acres 262667 sq. ft.

Property Owner Cobalt Holdings LLC, A NV LLC
 APN 012-160-034-000
 Zoning M-2 Heavy Industrial
 Vacant Land

IMPROVEMENTS:

Paved Road
 Helicopter Pad



SITE DETAILS



POWER: It is supplied by PG&E. The site currently has 440/480 voltage 3 phase @800amps. In 2016 PG&E upgraded all the electrical supply and cables coming into the plant and installed a new transformer on site. There is a rate reduction offering by PG&E in San Benito County to new business for the first 5 years.

FIBER: AT&T has been conducting a Network Upgrade and has made a huge investment in the infrastructure in the area of the subject property. The property is “Fiber-Lit Ready” and qualified to receive the best promotional rates. There is immediate access to redundant fiber backbones and several ample sources of power. Fiber Rings from Level 3 and AT&T are accessible from the property, which provide direct connectivity to several major data centers including Palo Alto Internet Exchange (PAIX) and MAE-West in Northern California, through which most of the Western United States and 70% of the world's internet traffic passes. The same fiber rings connect this property with One Wilshire in Southern California which services internet traffic for telecommunication carriers and internet providers all over the world. Dual Fiber runs accessible on Parcel from two Tier 1 Fiber providers.

WATER SUPPLY & FIRE SUPPRESSION SYSTEMS: There are two 150,000 Gallon Water Tanks on site. They are currently fed by municipal water supply. There is also a well which is currently capped but ready to go. A surface pump and an electrical hook-up to run the pump to feed the water to the holding tanks would be all that is needed, cost estimate is likely less than 10K. There is also an extensive exterior and interior alarm and fire suppression system in place. The water pumping system is operational and functional, on line all the time and supported by the 300,000 gallons of standing water in the holding tanks. It operates the full fire suppression system, including the Fire Hydrants.

SEPTIC DRAINING SYSTEM: The North Building has a 'sanitary septic system' which has been recently upgraded to new and approved County standards with an all new holding tank of 2100 gallons and an all new leach field. The South Building is a 'gray water' system that drains to a tank/swale for truck wash down.

SOIL TYPE: Predominantly underlain by firm to stiff mixtures of sandy clay and medium dense clayey sand overlying medium dense to dense clayey to gravelly sand to the maximum depth explored of 35 feet. The soil was found to be non-saturated to at least 35 feet. Likelihood of soil liquefaction during ground shaking is low.

GEOLOGIC CONDITION: Built with all structural requirements for seismic standards for state and county. Because of the relatively flat topography at the site and non-saturated condition of the subsurface soils at depth, significant soil densification, lateral spreading and ground cracking are considered unlikely.

WATER INFILTRATION: The plant was built with water infiltration safety and water run-off in mind. It is situated at 245 ft. above sea level. While California was plagued with flooding, there were and are no problems at this site.

REPORTS: Toxic Reports were done with all negative findings. Property is 245'-255' above sea level and is not in a flood zone. Traffic, air quality, soils, geology, consumer confidence reports, and construction plans available upon request.

For additional details and appointments to view the property contact:

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