

# BUILD-TO-SUITE INDUSTRIAL SPACE FOR LEASE

**MAHONEY  
& ASSOCIATES**  
COMMERCIAL REAL ESTATE



## 590 WORK STREET, SALINAS, CA, 93901

18,000 SF Build-To-Suite (\$1.25 PSF + Modified Gross)

Presented by:

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# EXECUTIVE SUMMARY

INDUSTRIAL PROPERTY FOR LEASE  
590 WORK STREET, SALINAS, CA 93901

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## OFFERING SUMMARY

Available SF:	18,000 SF (Minimum Divisible 9,000 SF)
Lease Rate:	\$1.25 SF/month (Modified Gross)
Lot Size:	14.58 Acres
Zoning:	Industrial General

## PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer for Lease a build-to-suit opportunity of up to 18,000 SF (minimum divisible 9,000 SF) of Class A industrial space. The property is zoned industrial general, which allows for medicinal marijuana uses. The asking rate for a medical marijuana user is greater than the current asking rent of \$1.25 modified gross. Premise construction is estimated to be completed 8-9 months following an executed Lease. Dock-high loading bays and office space possible.

## PROPERTY HIGHLIGHTS

- 18,000+/- SF Available (≈)
- Class A Concrete-Tilt-Up Construction Warehouse
- Prime Salinas Industrial Area
- Access to N & S Highway 101 in Less Than 0.3 Miles
- Ample Parking
- Zoned Industrial General

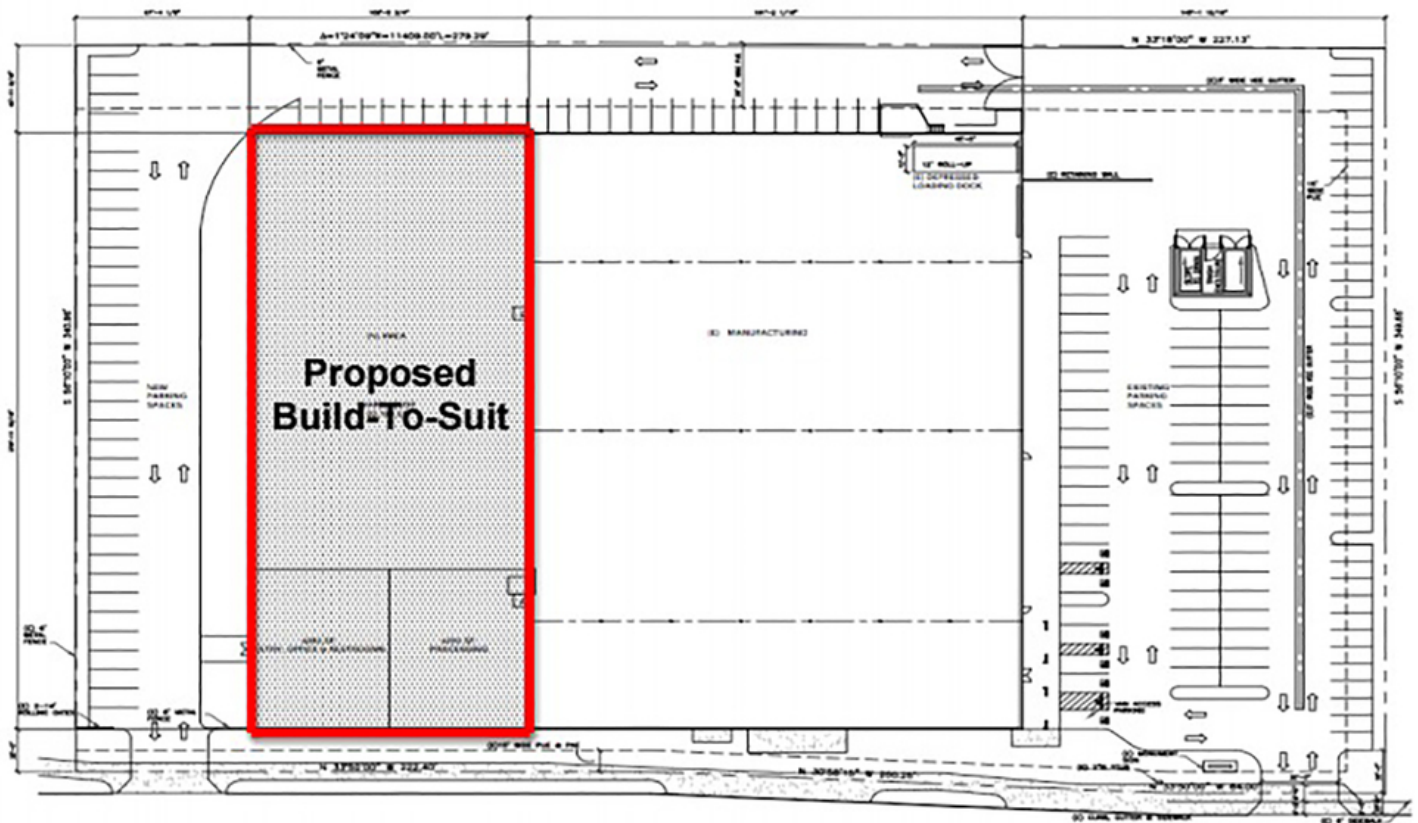
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# SITE PLAN

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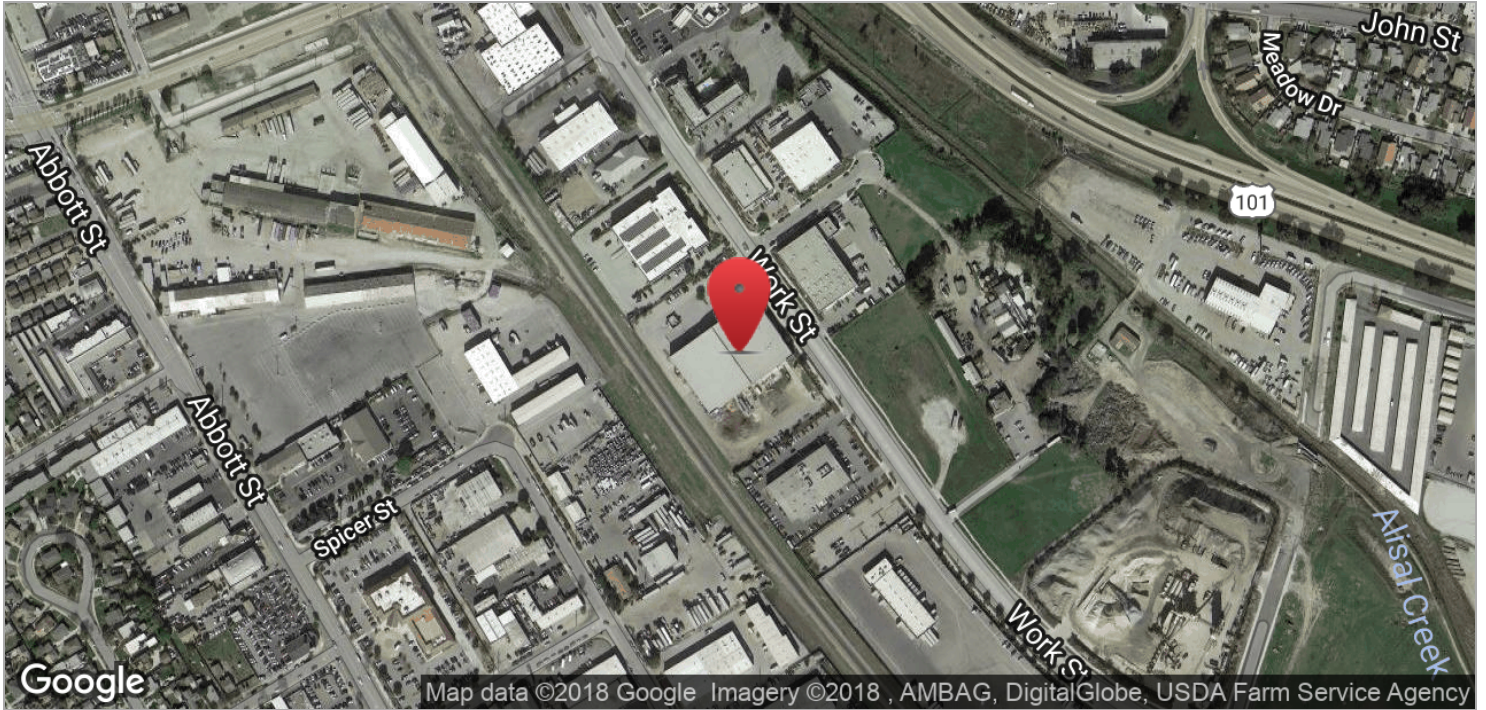


The information contained herein has either been given to us by the owner of the herein described real property or obtained from sources we consider reliable. However, we do not represent that it is accurate or complete and it should not be relied upon as such. All of the information contained herein is subject to change without notice.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Mahoney & Associates in compliance with all applicable fair housing and equal opportunity laws.

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