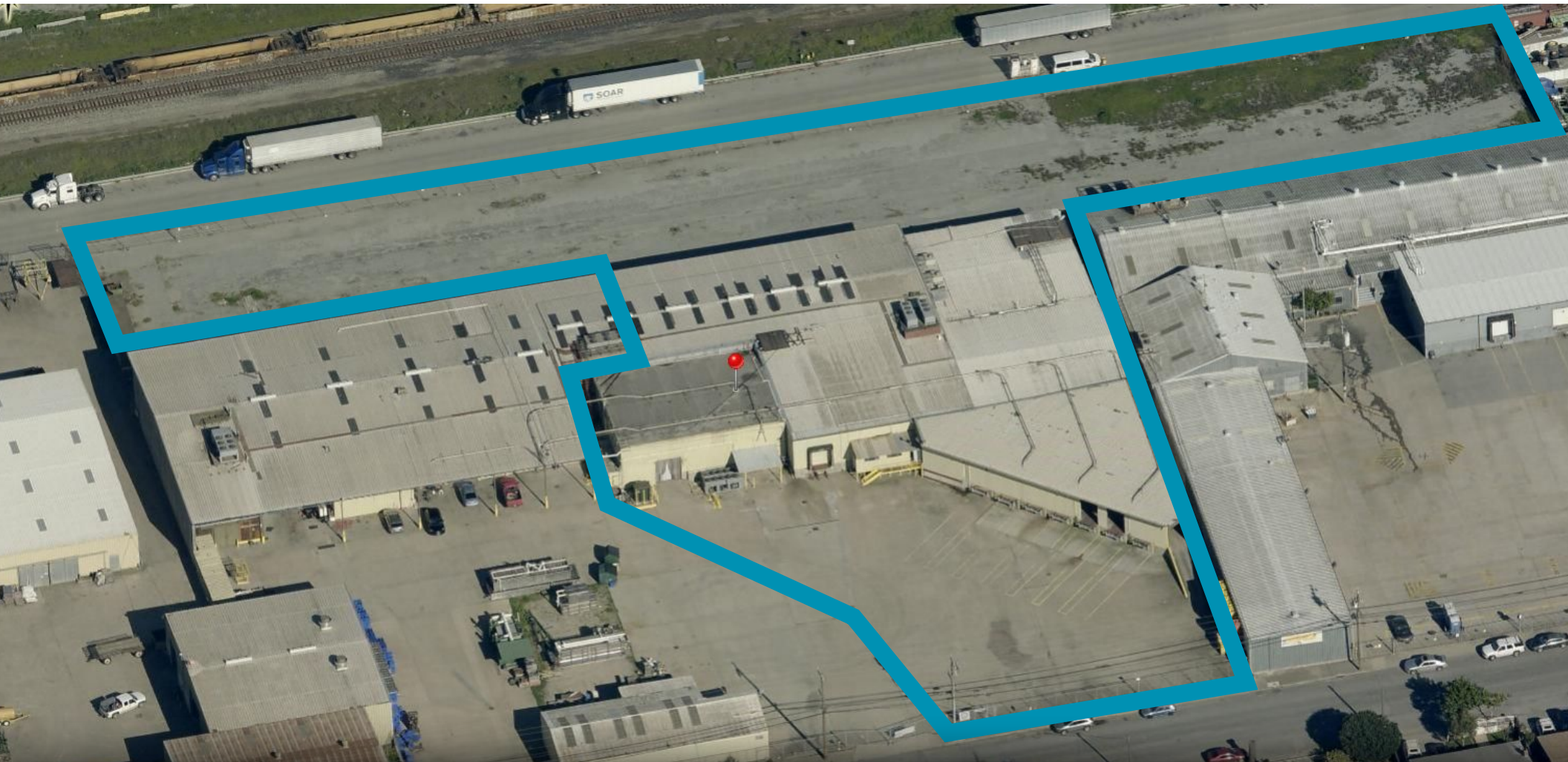


11650 DEL MONTE AVE

CASTROVILLE, CALIFORNIA

±27,955 SF REFRIGERATED FACILITY WITH YARD FOR LEASE



FOR LEASE: ~~\$0.85~~ \$0.55 PSF MODIFIED GROSS

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[View Site Specific COVID-19 Prevention Plan](#)



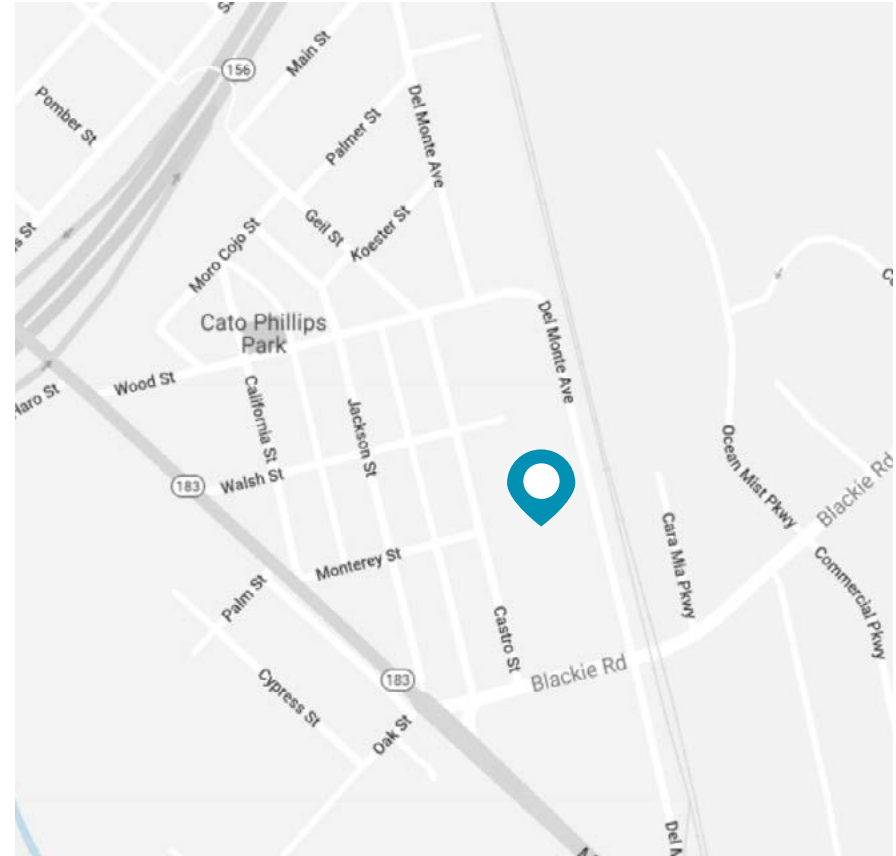
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HIGHLIGHTS

- Main Building: ±43,920 SF
- Available: ±27,955 SF
- Floor Drains Throughout
- Approximately ±11,958 SF of Processing / Packing and Storage Area
- Approximately ±15,997 SF of Cooler Space (34 Degrees)
- 4 Inch Main Water Line
- 7 Dock Bays
- 1600 Amps @ 480 Volts
- Covered Shipping Area
- Large Fenced Lot
- Asking \$0.55 PSF Modified Gross



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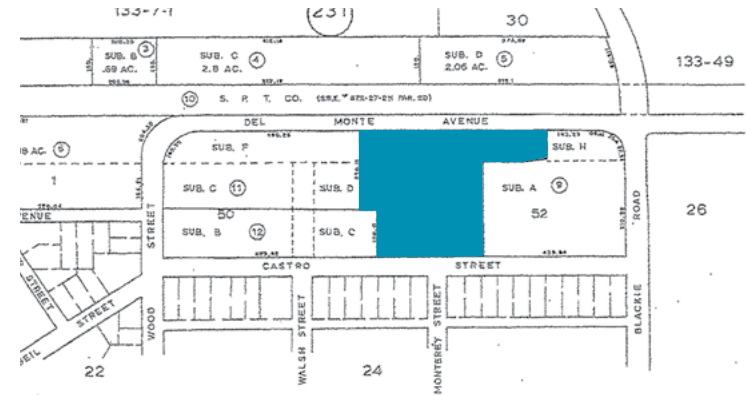
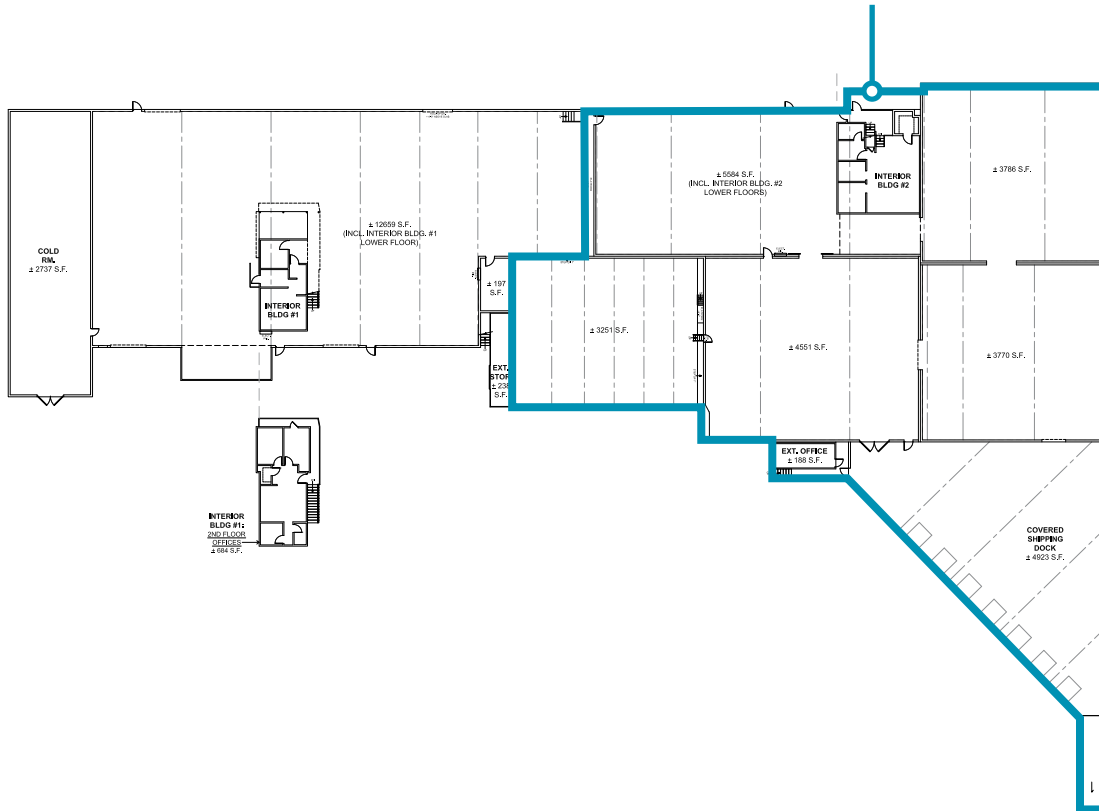
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FLOOR PLAN

AVAILABLE FOR LEASE
±27,955 SF



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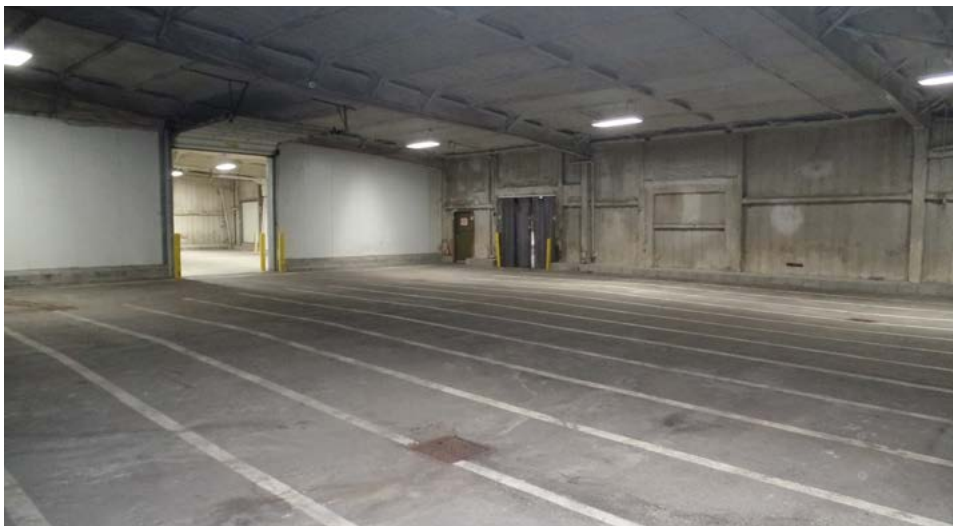
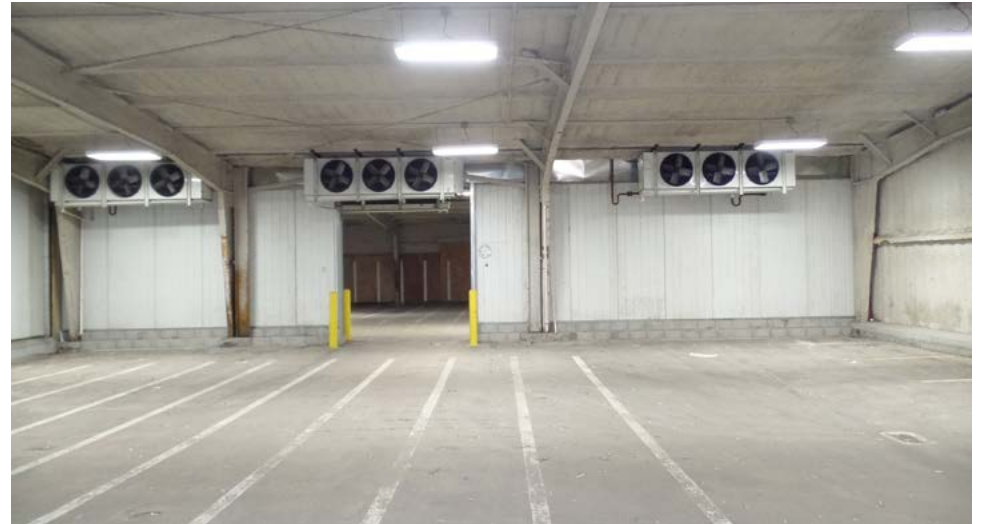
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