

INDUSTRIAL PROPERTY FOR LEASE

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE



2,800 SF & 3,140 SF AVAILABLE (\$1.00 PSF)

HIGH BAY WITH ROLL-UP DOORS & TENANT IMPROVEMENTS NEGOTIABLE

909 Harkins Road, Salinas, California 93901

Presented by:

ALISON GOSS

831.655.9205

agoss@mahoneycommercial.com

DRE #01815323

PATRICK STAFFORD

831.646.1919 ext. 113

pstafford@mahoneycommercial.com

DRE #01857243

MAHONEY & ASSOCIATES

501 Abrego Street

Monterey, CA 93940

831.646.1919

www.mahoneycommercial.com

EXECUTIVE SUMMARY



INDUSTRIAL PROPERTY FOR LEASE
909 HARKINS ROAD, SALINAS, CA 93901



OFFERING SUMMARY

AVAILABLE SF:	2,800 SF & 3,140 SF
PRICE:	\$1.00 PSF
LOT SIZE:	4.35 Acres
YEAR BUILT:	1937
TYPE	I-G (Industrial General)

PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer two light industrial bays at 909 Harkins Road for lease. The 2,800 SF and 3,140 SF suites both are high-bay with roll-up doors, and tenant improvements are negotiable. The industrial market is extremely tight in Salinas and these two smaller units are ideally suited for a variety of engineering, machining, production, etc uses. The warehouses at 909 Harkins are adjacent to the Union Pacific railway and in the heart of the Salinas Ag-industrial sector and have access from both Harkins Road and Abbott Street.

PROPERTY HIGHLIGHTS

- Metal Building on New Slab
- 480v/220 amp Service with More Available
- 4" Sewer
- 22-24' High Bay
- Roll-Up Doors
- Tenant Improvement Negotiable

ALISON GOSS

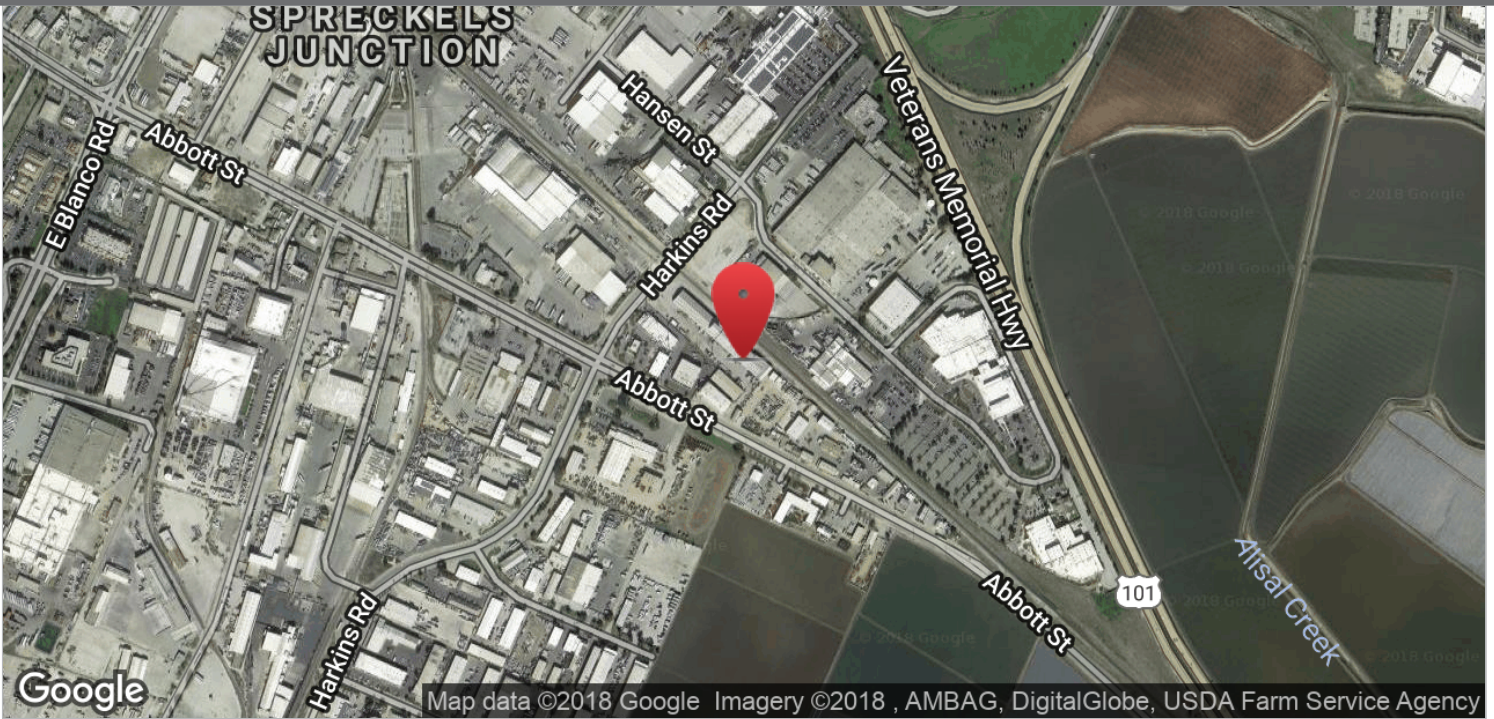
831.655.9205
agoss@mahoneycommercial.com
DRE #01815323

PATRICK STAFFORD, PARTNER

831.646.1919 ext. 113
pstafford@mahoneycommercial.com
DRE #01857243

LOCATION MAPS

INDUSTRIAL PROPERTY FOR LEASE
909 HARKINS ROAD, SALINAS, CA 93901



ALISON GOSS
831.655.9205
agoss@mahoneycommercial.com
DRE #01815323

PATRICK STAFFORD, PARTNER
831.646.1919 ext. 113
pstafford@mahoneycommercial.com
DRE #01857243

DISCLAIMER



INDUSTRIAL PROPERTY FOR LEASE 909 HARKINS ROAD, SALINAS, CA 93901

Mahoney & Associates hereby advises all prospective purchasers of property as follows:

All materials and information received or derived from Mahoney & Associates its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Mahoney & Associates its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Mahoney & Associates will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Mahoney & Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Mahoney & Associates does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

ALISON GOSS

831.655.9205

agoss@mahoneycommercial.com

DRE #01815323

PATRICK STAFFORD, PARTNER

831.646.1919 ext. 113

pstafford@mahoneycommercial.com

DRE #01857243