

INDUSTRIAL WAREHOUSE FOR LEASE

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE



10 HARRIS COURT BLDG. B & C MONTEREY, CA 93940

1,206 - 3,362 SF (\$1.40-1.65 + NNN)

Presented by:

JAMES KENDALL

831.275.0129

jkendall@mahoneycommercial.com

CalDRE #02010395

MAHONEY & ASSOCIATES

501 Abrego Street

Monterey, CA 93940

831.646.1919

mahoneycommercial.com



INDUSTRIAL BUILDING FOR LEASE 10 HARRIS COURT BLDG. B & C, MONTEREY, CA 93940



OFFERING SUMMARY

Available SF:	1,206 - 3,362 SF
Lease Rate:	\$1.40 - 1.65 SF/yr (NNN)

PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer 10 Harris Court Building B & C industrial space for lease. Central location in Ryan Ranch close to airport and downtown Monterey.

Multiple garage/warehouse spaces available with 12' roll up doors and an auto showroom (B-1A) available. Upgraded power (220 - 3 phase) and compressed air hookups ready for use. Suite C-5 contains an advanced DeVilbiss brand Concept II paint booth ready for use. Shared on-site parking.

PROPERTY HIGHLIGHTS

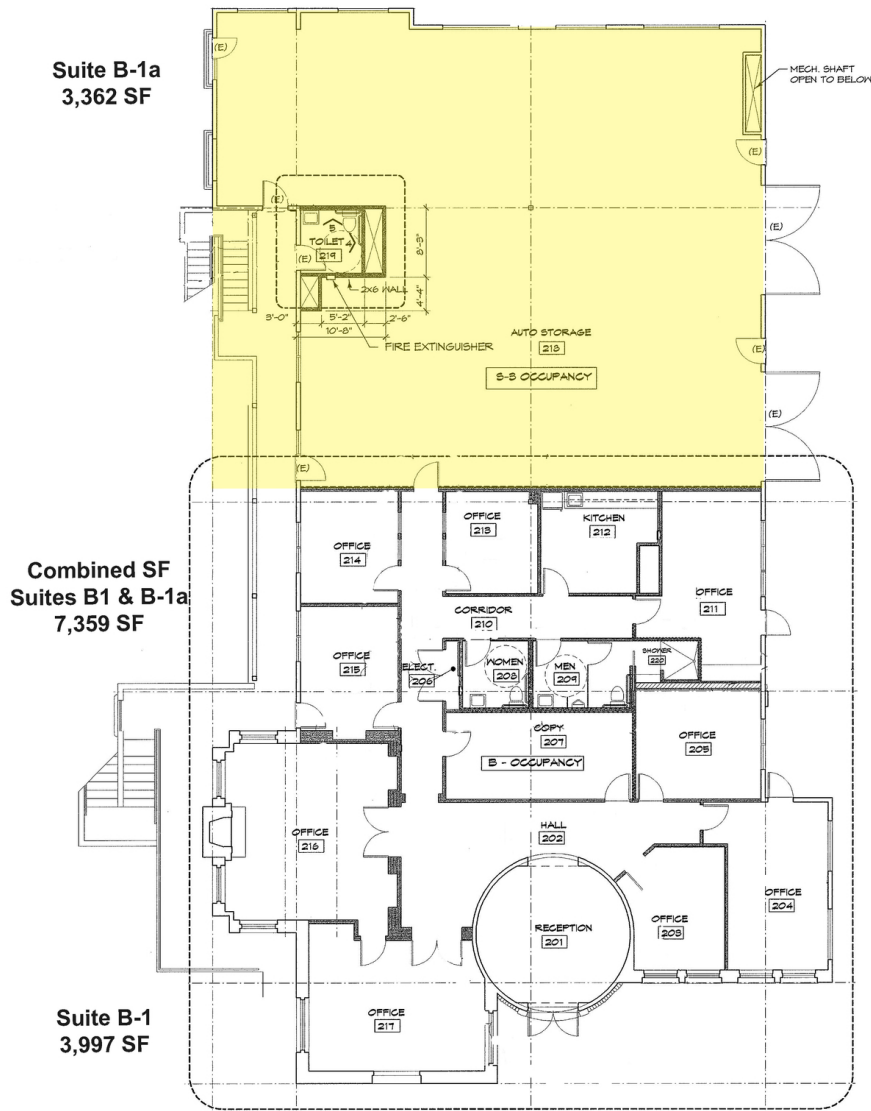
- B-1A Auto Showroom (3,362 SF at \$1.65 + NNN)
- C-1 Industrial Warehouse (2,958 SF at \$1.40 + NNN)
- C-4 Industrial Warehouse (1,206 SF at \$1.40 + NNN)
- C-7 Industrial Warehouse (1,962 SF at \$1.40 + NNN)

JAMES KENDALL
831.275.0129
jkendall@mahoneycommercial.com
CalDRE #02010395

INDUSTRIAL BUILDING FOR LEASE
10 HARRIS COURT BLDG. C, MONTEREY, CA 93940



JAMES KENDALL
831.275.0129
jkendall@mahoneycommercial.com
CalDRE #02010395



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

10 Harris Court, Bldg. B, Monterey, CA 93940

JAMES KENDALL

831.275.0129

jkendall@mahoneycommercial.com

CalDRE #02010395

ADDITIONAL PHOTOS

INDUSTRIAL BUILDING FOR LEASE

10 HARRIS COURT BLDG. C-5, MONTEREY, CA 93940

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE



JAMES KENDALL
831.275.0129
jkendall@mahoneycommercial.com
CalDRE #02010395

ADDITIONAL PHOTOS

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

INDUSTRIAL BUILDING FOR LEASE

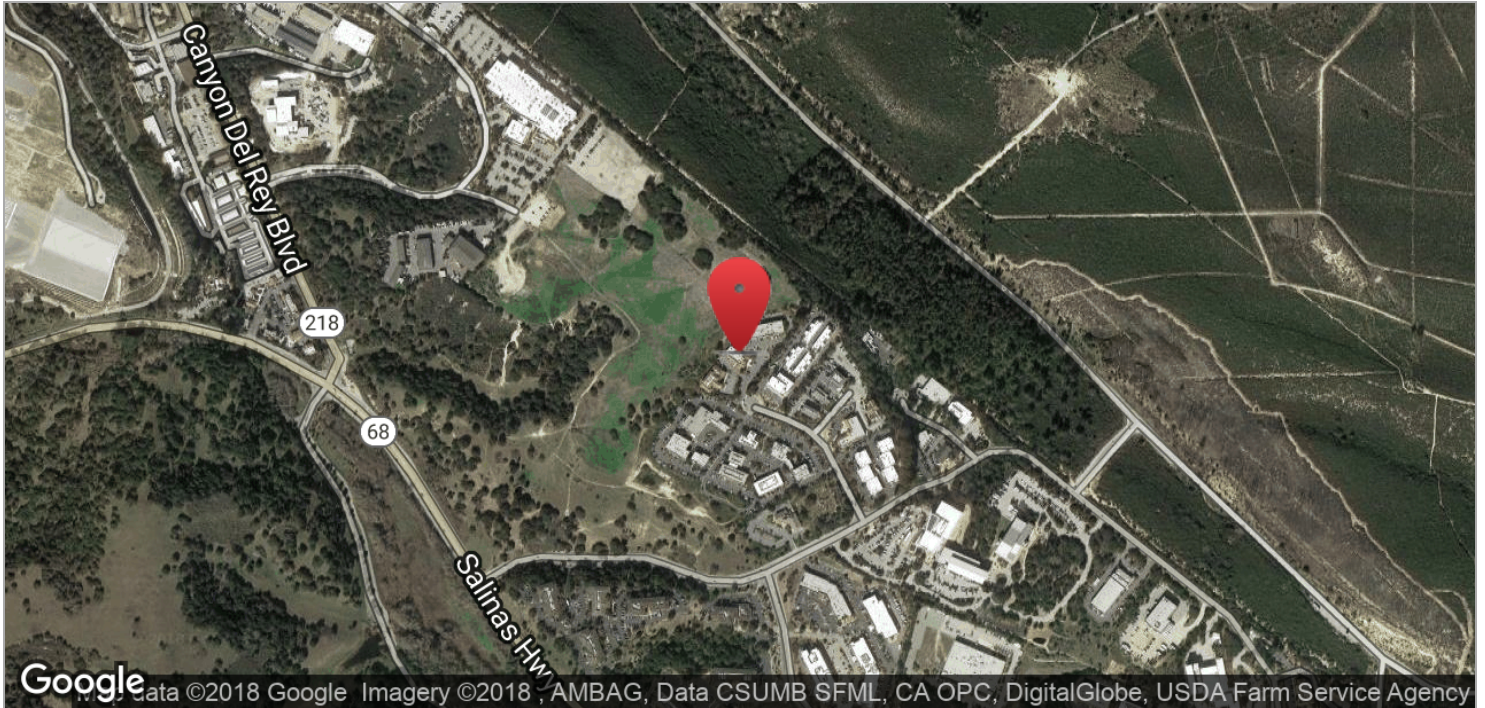
10 HARRIS COURT BLDG. C-7, MONTEREY, CA 93940



JAMES KENDALL
831.275.0129
jkendall@mahoneycommercial.com
CalDRE #02010395

INDUSTRIAL BUILDING FOR LEASE

10 HARRIS COURT BLDG. B & C, MONTEREY, CA 93940

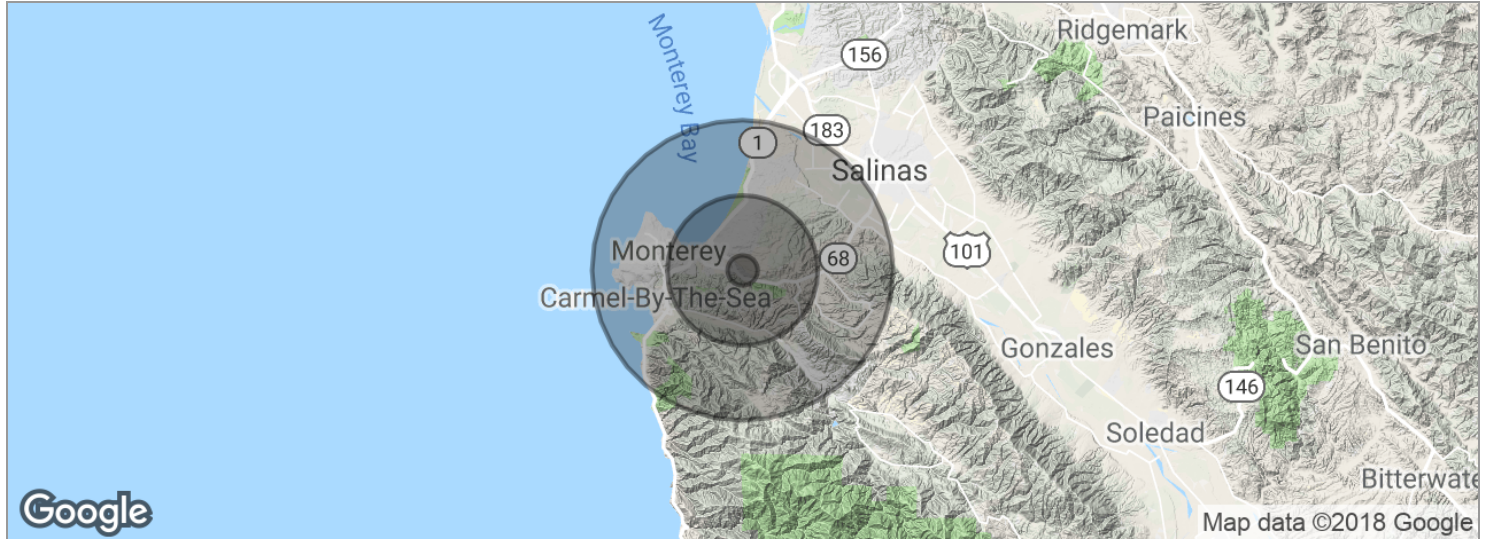


JAMES KENDALL
831.275.0129
jkendall@mahoneycommercial.com
CalDRE #02010395



INDUSTRIAL BUILDING FOR LEASE

10 HARRIS COURT BLDG. B & C, MONTEREY, CA 93940



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,161	59,759	150,005
Median age	43.1	37.5	40.4
Median age (Male)	41.5	36.5	39.3
Median age (Female)	44.8	38.6	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	462	21,965	58,240
# of persons per HH	2.5	2.7	2.6
Average HH income	\$116,135	\$83,158	\$90,194
Average house value		\$565,096	\$817,997

* Demographic data derived from 2010 US Census

JAMES KENDALL
 831.275.0129
 jkendall@mahoneycommercial.com
 CalDRE #02010395



OFFICE BUILDING FOR LEASE

10 HARRIS COURT BLDG. B & C, MONTEREY, CA 93940

Disclaimer

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.

JAMES KENDALL

831.275.0129

jkendall@mahoneycommercial.com

CalDRE #02010395