



Warehouse Space Available for Lease

Features

- ◆ Zoned ("HI – B-5") Heavy Industrial
- ◆ Ample Onsite Parking
- ◆ Adjacent to Highway 101
- ◆ Rail Spur Available
- ◆ Fire Sprinkled
- ◆ 24 ft – 28 ft Clear height
- ◆ Large Power Available (At Main Transmission Lines Rates)
- ◆ California State Enterprise Zone

TAX BENEFITS

Available Spaces

- ◆ Up to 411,821 ± sq. ft. Distribution Warehouse Divisible to 50,000 ± sq. ft. at \$0.36 per sq. ft., Modified Gross.
- ◆ 78,951± sq. ft. & 20,000 ± sq. ft. Distribution Warehouse at \$0.40 per sq. ft., Modified Gross
- ◆ 87,141 ± sq. ft. Warehouse with 15,400 ± Cooler \$0.45 per sq. ft. Modified Gross
- ◆ 7,261 ± sq. ft. R & D / Office \$0.75 per sq. ft. Modified Gross

Greg Findley
Partner
831.755.1639
gfindley@ctbt.com
Lic #01170453

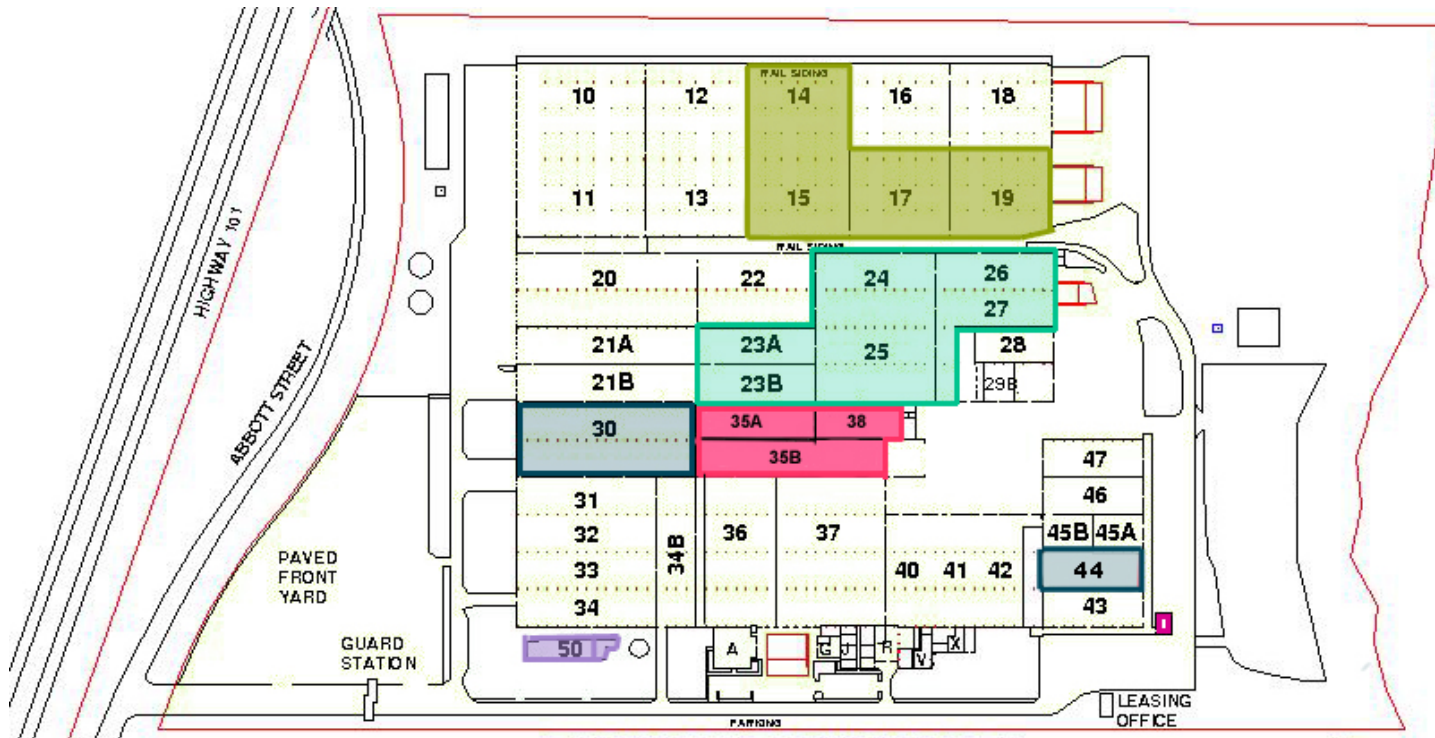
Wylie Mitchell
Vice President
831.755.1635
wmitchell@ctbt.com
Lic #00660537

Daniel Vorhies
Senior Associate
831.755.1646
dvorhies@ctbt.com
Lic #01484143

328 B Main Street
Salinas, CA 93901
tel 831.449.8000
fax 831.769.0314
www.ctbt.com

Firestone Business Park

Salinas, CA



<p>Suites 14, 15, 17 & 19 198,796 ± sq. ft. Distribution Warehouse \$0.36 per sq. ft. Modified Gross</p>	<p>Suites 23A/B – 27 213,025 ± sq. ft. Distribution Warehouse \$0.36 per sq. ft. Modified Gross</p>	<p>Suite 30 & 44 78,951± & 20,000 ± sq. ft. Distribution Warehouse \$0.40 per sq. ft. Modified Gross</p>	<p>Suite 35A & B & 38 87,141± Warehouse with 15,400 sq. ft. Cooler \$0.45 per sq. ft. Modified Gross</p>	<p>Suite 50 7,261± sq. ft. R & D Lab / Office \$0.75 per sq. ft. Modified Gross</p>
---	--	---	---	--

2,960 ± sq. ft. of first floor and 3,764 sq. ft of second floor office space is also available. For further information on available office space at the Firestone Business Park, please contact the exclusive listing agents shown below.

**Cassidy
Turley** / BT
Commercial

Greg Findley
831.755.1639

Wylie Mitchell
831.755.1635

Daniel Vorhies
831.755.1646

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.