



Rare Large Industrial Manufacturing Warehouse with Land

2310 San Juan Road, Hollister, CA 95023 | For Sale \$11,500,000

Minutes to Hwy 101 & 156

Oversized Lot

Renz & Renz
Local Roots; National Reach

Exclusively Listed By



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Industrial Manufacturing Warehouse
2310 San Juan Road, Hollister, CA 95023



Price	\$11,500,000
Zoning	M-2 Heavy Industrial
Available Space SqFt	99,300 SqFt
Lot Size	18.81 Acres
APN	021-02-0-004
Year Built	2000
HVAC	Suspended gas forced air heaters in MFG area.
Electrical	1600 Amp 3 Phase
Crane Information	Interior: Two 5-ton, Two 10-ton, Two 15-ton Exterior: Single 12-ton

Property Highlights

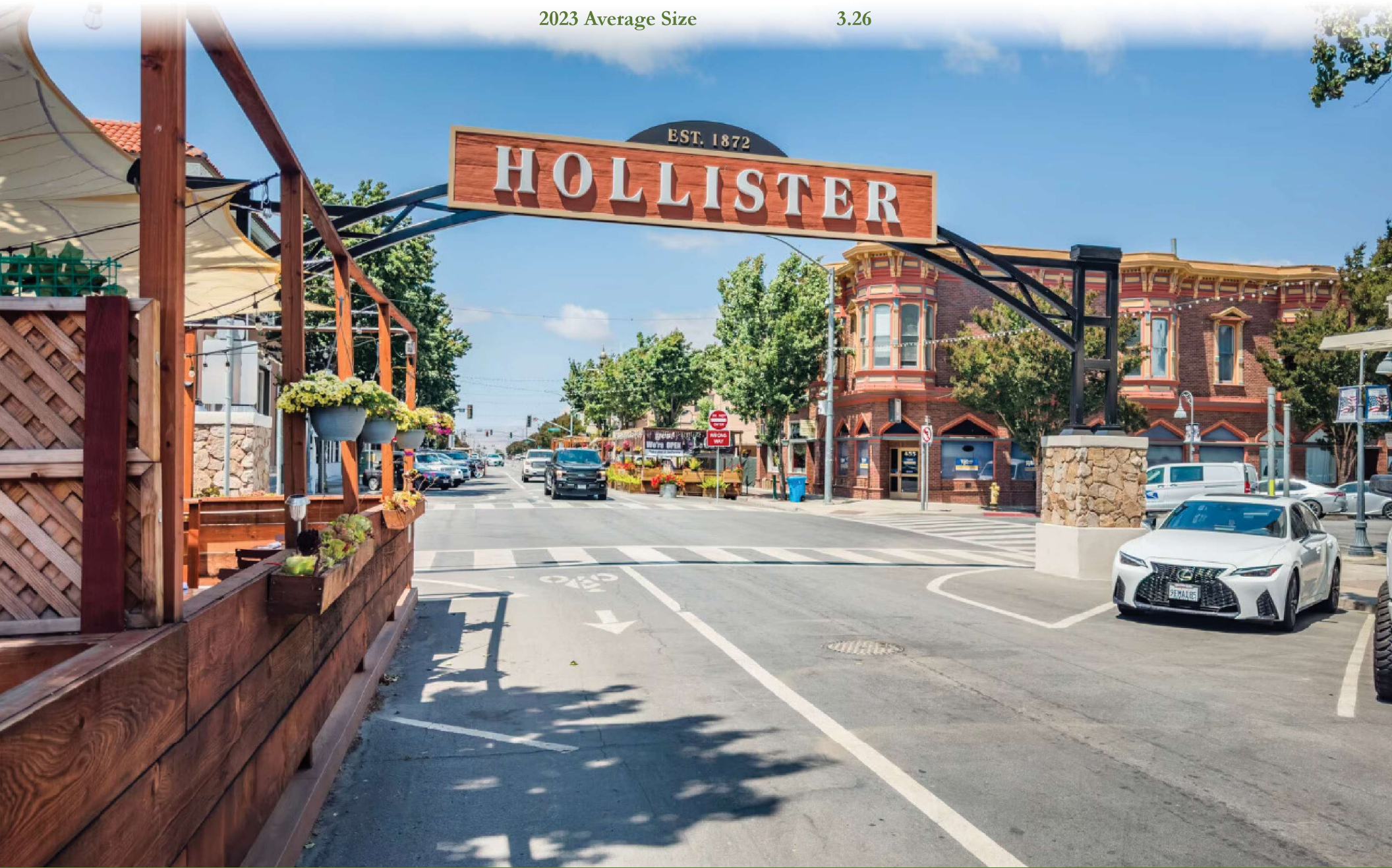
- **Huge Lot**
- **Unique Features**
- **Flexible Zoning**
- **Easy Trucking/Distribution Access**
- **Ideal for Many Uses**
- **Heavy Power**

**Ideal for RV/Outdoor/Mini Storage, Heavy Manufacturing, Large Scale Distribution, Potential Subdivision.
Extremely Rare Zoned Heavy Industrial Offering!**

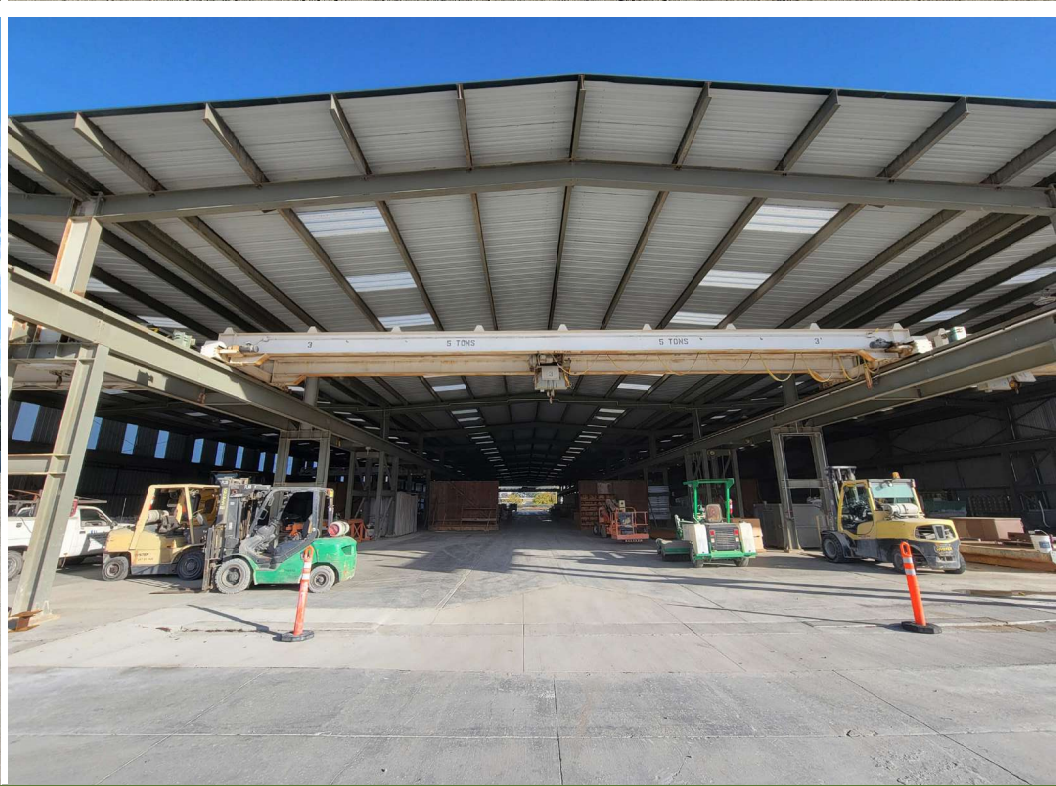
This single story Steel-framed Manufacturing/Industrial building contains 7 multi-ton cranes, an intercom/security system, employee areas & lunchroom. The parcel is 18+ Acres, with 9 air/water/power hubs on the back area of the parcel, ample parking, & also has three modulares with porches & bricked open patio space perfect for office or security.

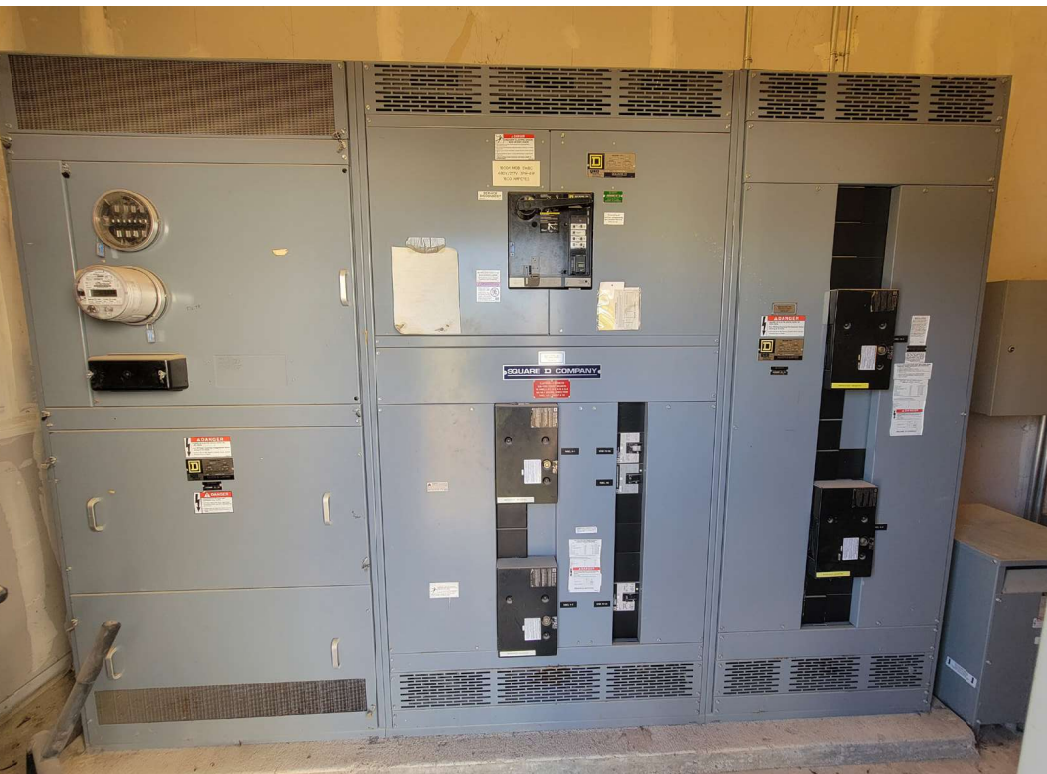
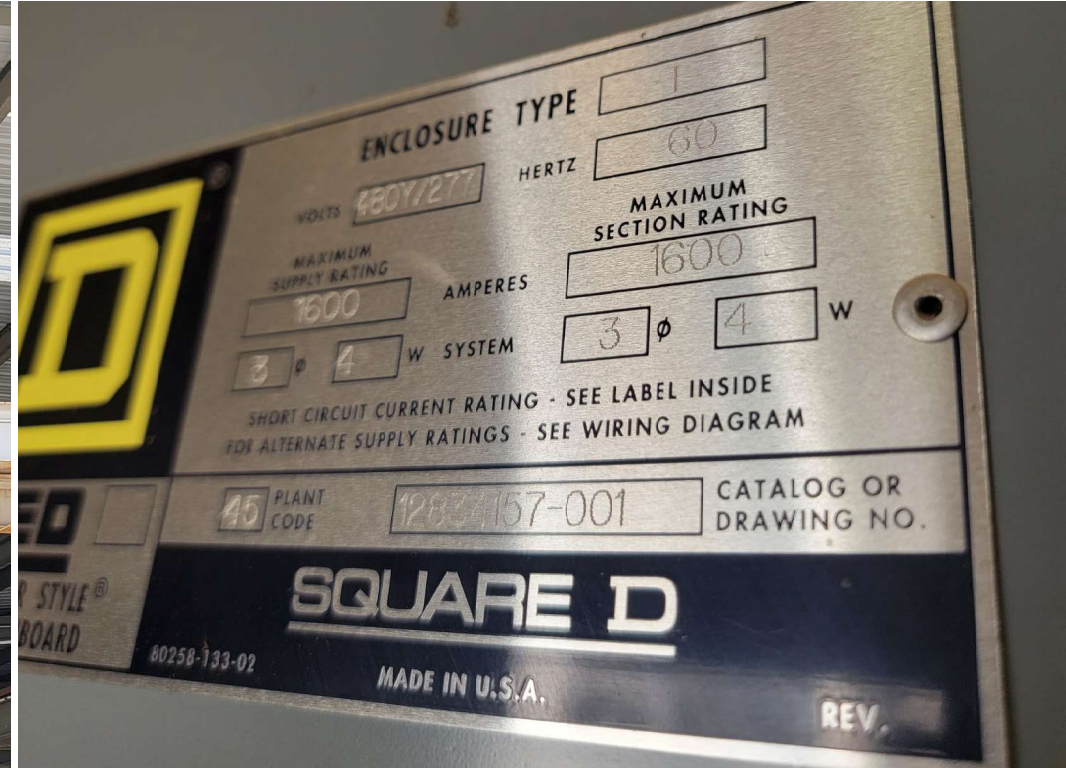
Hollister, CA is the ideal location for distribution: 3 minutes to Hwy 156, 7 minutes to Hwy 25, 12 minutes to Hwy 101, & 15 mintues to Hwy 129! Location is a mid-point to so many desired markets; 22 minutes to Gilroy, 40 minutes to Monterey, 47 minutes to Santa Cruz, 49 minutes to San Jose, & 54 minutes to Los Banos.

<u>Population</u>		<u>Households</u>		<u>2023 Households Income</u>	
2020	64,209	2020	19,484	Median Income	\$115,952
2023	68,191	2023	20,771	Average Income	\$154,057
2028 (projected)	72,164	2028 (projected)	22,103	Per Capita Income	\$47,194
		2023 Average Size	3.26		













NON-CIRCUMVENTION AND CONFIDENTIALITY AGREEMENT

For: Prospective Clients, Customers, Buyers & Lenders

The Undersigned hereby agrees to the following:

1. Acknowledgement is given that certain pertinent and confidential information will be received from **Renz & Renz** regarding the sale, lease or exchange of the following described Property and/or Business referred to as: **2310 San Juan Road, Hollister, CA 95023**.
2. Signor understands this property is tenanted. **Tenants may not be contacted or disturbed**. California laws hinders any site visit without appropriate tenant notice. You may not contact the tenant or any private unit owner directly. All inquiries and requests to be made through seller's agent.
3. Signor understands that property use is Industrial and that no Residential use is allowed.
4. All materials provided to any party is considered confidential and these materials may not be shared, duplicated, or used for any purpose other than for their intended use as disclosure from seller to a potential buyer or vested party.
5. Recognizing that the transaction to sell, lease or exchange this Property and/or Business will involve the receipt of detailed information and that even disclosure of the fact that the Property and/or Business is for sale could cause damage, the Undersigned agrees to protect the Seller Confidentiality. The Undersigned promises not to discuss to any Third Party that the Sellers are seeking to sell, lease or exchange Subject Property and further agrees that the Undersigned will not disclose any facts or other pertinent information learned to (1) any Third Party, including, but not limited to, employees, customers, clients, or other prospective Buyers or (2) anyone other than those persons expressly signed below without written permission from **Renz & Renz**. The Undersigned agrees not to photocopy, or allow to be photocopied, any information provided by Sellers and/or Seller's Agent without written permission from Seller and/or Seller's Agent and further agrees to return said information to Sellers and/or Seller's Agent upon request, without retaining any copies or notes regarding the same. The Undersigned also agrees it will not contact, lease or attempt to lease or sell to any current Lessee on the subject rent roll for a period of one year from the date of this agreement.
6. The Undersigned will not circumvent **Renz & Renz**, either directly or indirectly with the relationships in the subject transactions. Recognizing the value of the association with the Sellers, the Undersigned agrees that the Sellers are the Client or Customer of **Renz & Renz** and it is through that association that the subject information is being obtained and provided to the buyer or buyer's agent. Buyer and/or buyer's agent further agree all negotiations will be handled exclusively through **Renz & Renz** unless expressed written consent to negotiate directly with Seller is obtained from **Renz & Renz**.
7. It is agreed that any overt or covert activities to circumvent or violate the confidentiality of this Agreement, such as contacting the Seller's Banker, Accountant, Attorney, Employees, Suppliers, Competitors or Customers without permission of the Seller or his approved Representative shall be a violation of this Agreement and the violated shall have those Rights and Remedies available by law.
8. The Undersigned prospective Buyer and Buyer's Representative for Said Property and/or Business certify that their sole purpose in requesting and reviewing information is to evaluate the Property and/or Business for purposes related to their desire to purchase same and specifically are not related to any desire to acquire competitive information or advantage.

Accepted and Agreed this _____ Day of _____, 20_____.

Buyers Real Estate Agent

Prospective Buyer



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DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.