

# Warehouse/Distribution Facility

±39,447 AVAILABLE SF

PRICED TO LEASE - BEST RATE ON THE CENTRAL COAST!



FOR LEASE

417-B SALINAS ROAD

ROYAL OAKS, CA 95076



# 417-B SALINAS ROAD

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### Property Features

- Three (3) Dock High & One (1) Grade Level Roll Up Door
- Ample Power (400A 3ph 208V)
- 12 On-Site Parking Spaces & 7 across the Street - Totaling 19 Parking Spaces
- 417-B Premises floorplate is ABOVE floodplain - stayed dry during the 2023 Pajaro River levee break

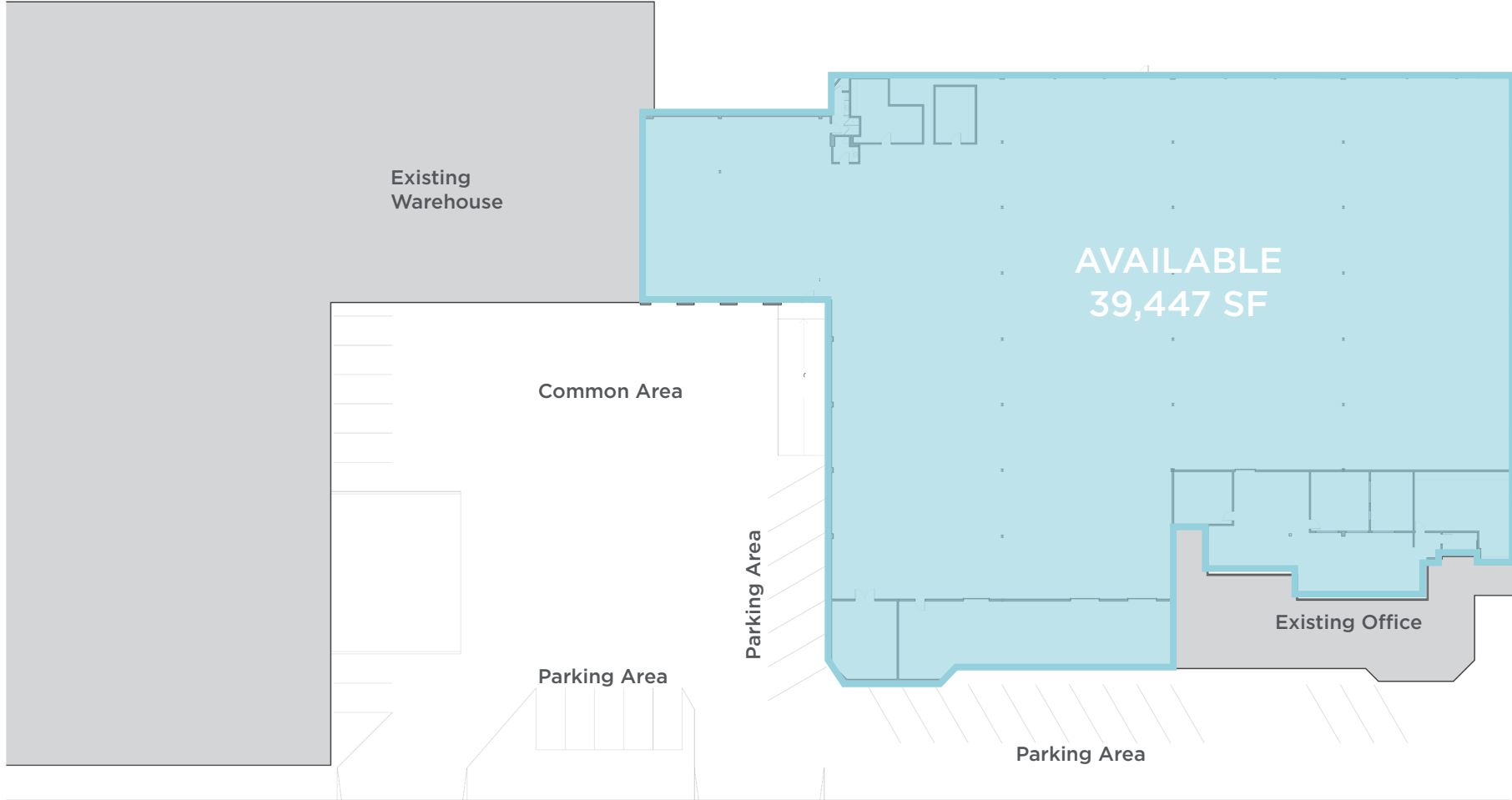
### Space/Pricing Details

- Total Building Size: ±88,721 SF
- Total SF Available: ±39,447 SF (44.46% of Building)
- **\$0.45/SF/Month** Base Rent + NNN @ **±\$0.15**
- **\$23,668.20** per month (Base Rent + NNN)



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SALINAS ROAD

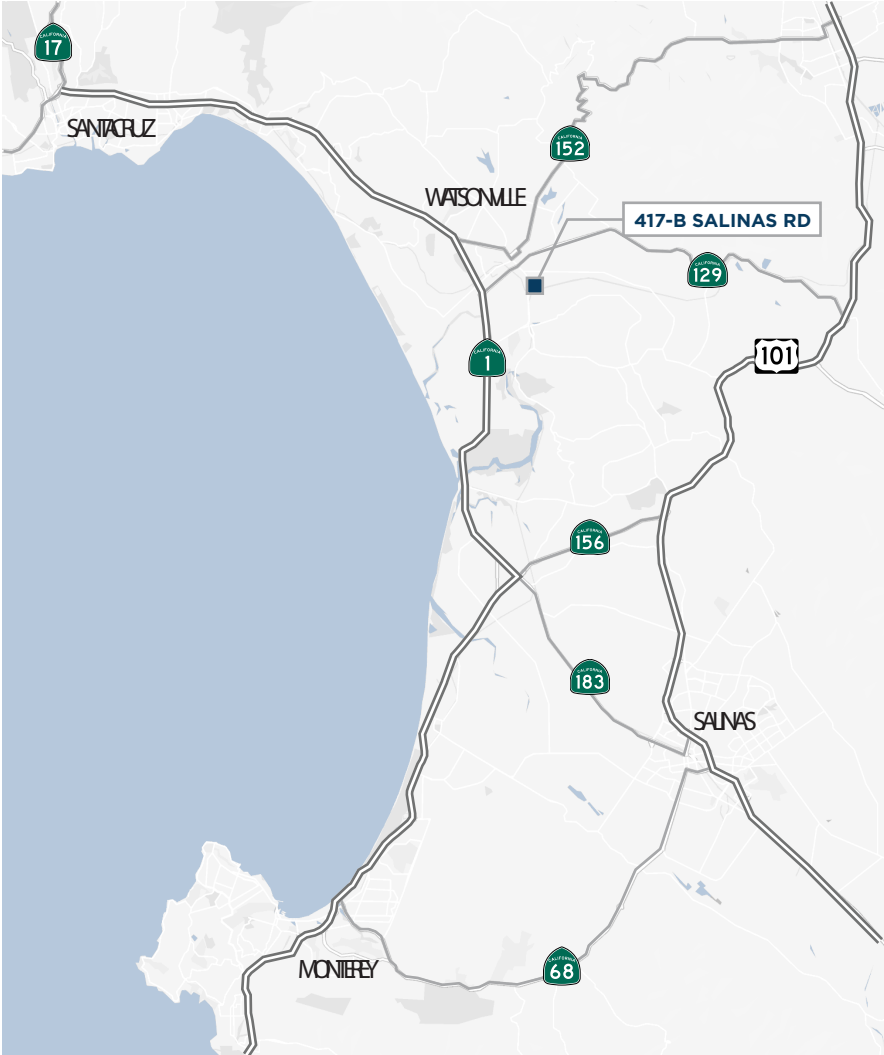
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Interior Photos



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FOR MORE INFORMATION, CONTACT:

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