



MOSS LANDING COMMERCIAL OPPORTUNITY

— OFFERING MEMORANDUM —

11500 Dolan Road, Moss Landing, CA
MossLandingOpportunity.com

TA | **TIM ALLEN**
PROPERTIES TEAM

CBRE

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THE PROPERTY

11500 Dolan Road, Moss Landing

Set on 200 acres in the heart of Moss Landing, 11500 Dolan Road pairs rare scale with income stability and long range potential. The property functions as a self-contained commercial campus with multiple industrial buildings, each leased to established businesses. The breadth of the site allows for operational privacy, flexible circulation, and the ability to support a diverse tenant mix. Moss Landing's working harbor, wildlife viewing, and active marine research community add context and economic depth to the area.

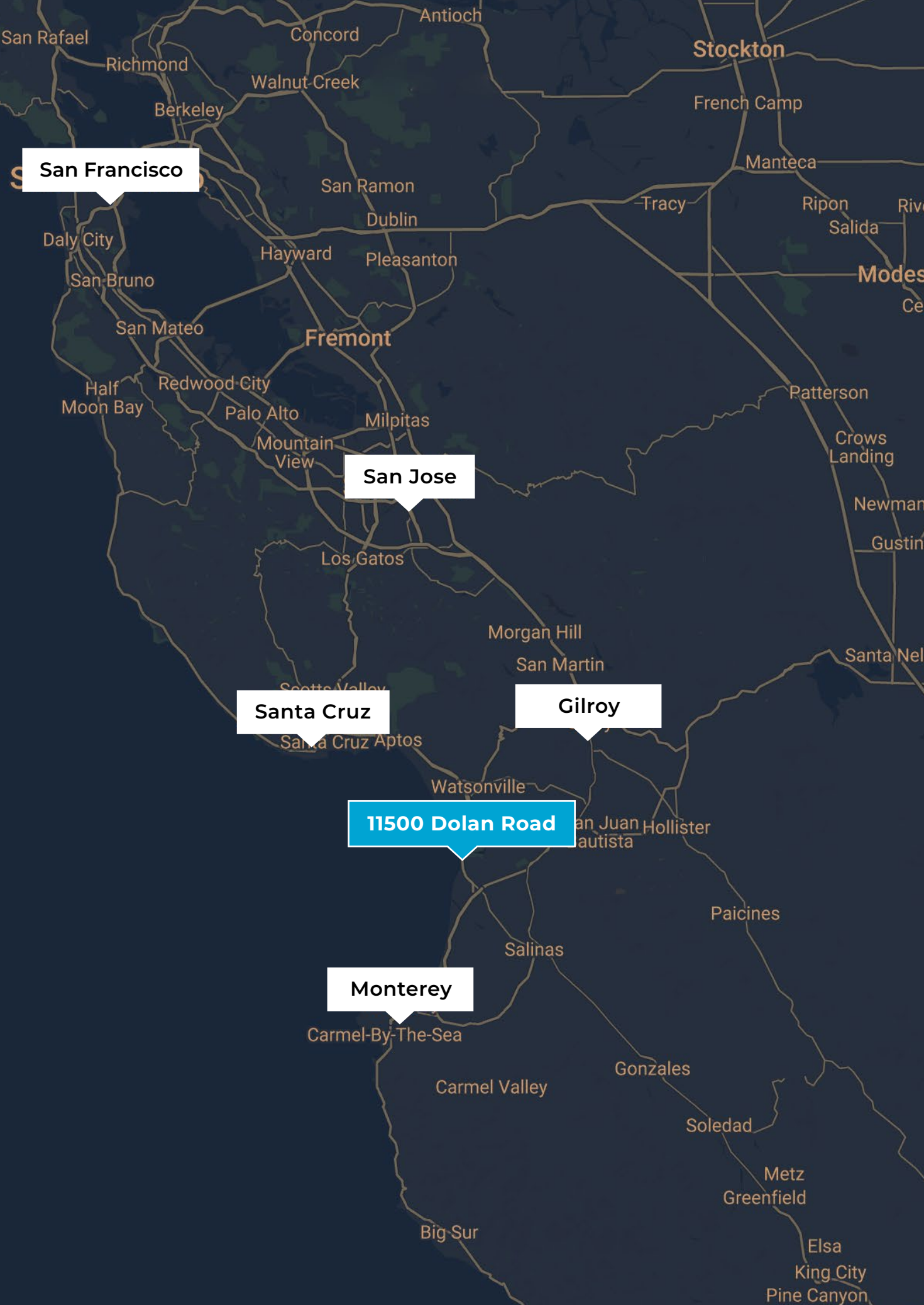
The acreage introduces strategic possibilities. Its size and configuration can support expanded industrial use, logistic operations, or future redevelopment subject to local planning. There are two pipelines in place that bring seawater directly to the property and open up a myriad of potential uses. Current structures provide durable utility with high clearances, broad access points, and practical layouts that accommodate a range of commercial activities. Existing leases create predictable cash flow while preserving optionality for an investor seeking both present performance and future upside.

Surrounded by the natural character of the Monterey Bay region yet positioned along a key coastal corridor, the property offers a rare combination of seclusion, access, and functionality. This is a large-scale commercial holding designed for owners who value operational flexibility, long term positioning, and the chance to shape a significant footprint within a sought after coastal market.



LOCATION

Located in Moss Landing along the northern edge of Monterey Bay, 11500 Dolan Road offers convenient access to both the Central Coast and the Bay Area. The property is approximately 20 miles north of Monterey, 25 miles south of Santa Cruz, about 55 miles south of San Jose, and roughly 95 miles south of San Francisco, offering convenient proximity to major coastal destinations and urban centers while remaining immersed in Moss Landing's natural beauty and marine environment.



PROPERTY MAP



MORO COJO SLOUGH
STATE MARINE RESERVE

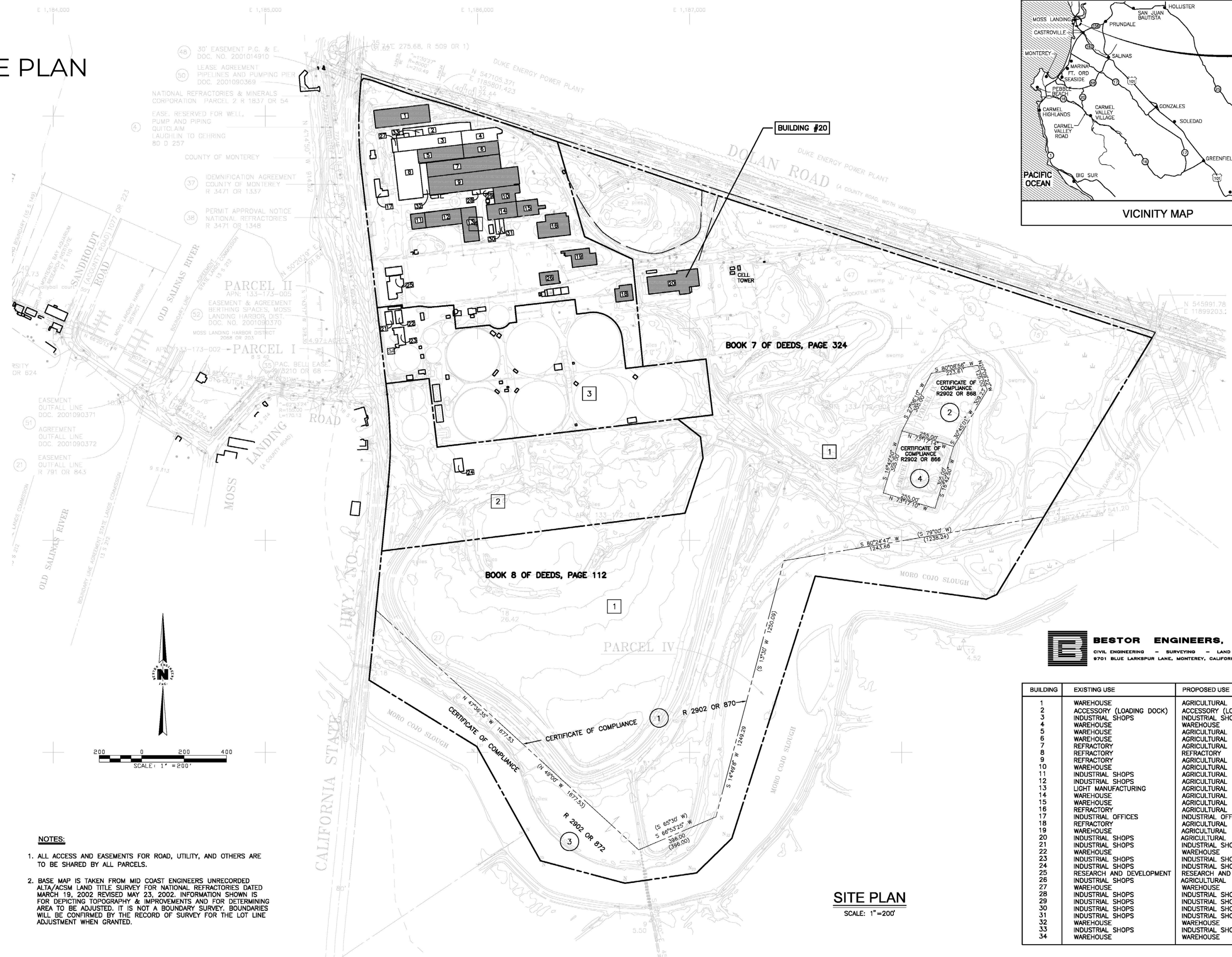
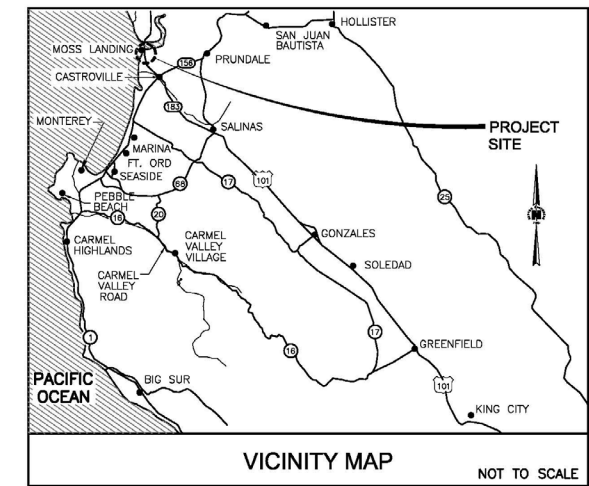
SETTLING PONDS

INDUSTRIAL BUILDINGS

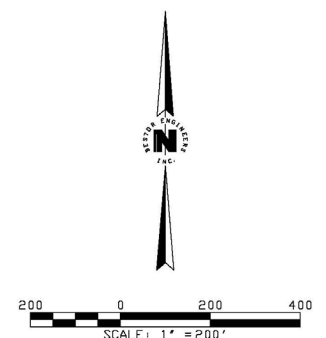
SEA WATER
INTAKE PIPELINES

MOSS LANDING HARBOR

SITE PLAN



- 46 30' EASEMENT P.C. & E. DOC. NO. 2001014910
- 50 LEASE AGREEMENT PIPELINES AND PUMPING PIERS DOC. 2001090369
- NATIONAL REFRACTORIES & MINERALS CORPORATION PARCEL 2 R 1837 OR 54
- EASE, RESERVED FOR WELL, PUMP AND PIPING QUILCLAIM LAUGHLIN TO GEHRING 80 D 257
- COUNTY OF MONTEREY
- 37 IDENTIFICATION AGREEMENT COUNTY OF MONTEREY R 3471 OR 1337
- 38 PERMIT APPROVAL NOTICE NATIONAL REFRACTORIES R 3471 OR 1348



- NOTES:**
- ALL ACCESS AND EASEMENTS FOR ROAD, UTILITY, AND OTHERS ARE TO BE SHARED BY ALL PARCELS.
 - BASE MAP IS TAKEN FROM MID COAST ENGINEERS UNRECORDED ALTA/ACSM LAND TITLE SURVEY FOR NATIONAL REFRACTORIES DATED MARCH 19, 2002 REVISED MAY 23, 2002. INFORMATION SHOWN IS FOR DEPICTING TOPOGRAPHY & IMPROVEMENTS AND FOR DETERMINING AREA TO BE ADJUSTED. IT IS NOT A BOUNDARY SURVEY. BOUNDARIES WILL BE CONFIRMED BY THE RECORD OF SURVEY FOR THE LOT LINE ADJUSTMENT WHEN GRANTED.

BESTOR ENGINEERS, INC.
 CIVIL ENGINEERING - SURVEYING - LAND PLANNING
 8701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

BUILDING	EXISTING USE	PROPOSED USE
1	WAREHOUSE	AGRICULTURAL
2	ACCESSORY (LOADING DOCK)	ACCESSORY (LOADING DOCK)
3	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
4	WAREHOUSE	WAREHOUSE
5	WAREHOUSE	AGRICULTURAL
6	WAREHOUSE	AGRICULTURAL
7	REFRACTORY	AGRICULTURAL
8	REFRACTORY	REFRACTORY
9	REFRACTORY	AGRICULTURAL
10	WAREHOUSE	AGRICULTURAL
11	INDUSTRIAL SHOPS	AGRICULTURAL
12	INDUSTRIAL SHOPS	AGRICULTURAL
13	LIGHT MANUFACTURING	AGRICULTURAL
14	WAREHOUSE	AGRICULTURAL
15	WAREHOUSE	AGRICULTURAL
16	REFRACTORY	AGRICULTURAL
17	INDUSTRIAL OFFICES	INDUSTRIAL OFFICES
18	REFRACTORY	AGRICULTURAL
19	WAREHOUSE	AGRICULTURAL
20	INDUSTRIAL SHOPS	AGRICULTURAL
21	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
22	WAREHOUSE	WAREHOUSE
23	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
24	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
25	RESEARCH AND DEVELOPMENT	RESEARCH AND DEVELOPMENT
26	INDUSTRIAL SHOPS	AGRICULTURAL
27	WAREHOUSE	WAREHOUSE
28	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
29	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
30	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
31	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
32	WAREHOUSE	WAREHOUSE
33	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
34	WAREHOUSE	WAREHOUSE

SITE PLAN
SCALE: 1" = 200'

SITE FEATURES



SITE PHOTOS



SITE PHOTOS





**ELKHORN SLOUGH
STATE MARINE RESERVE**

**SEA WATER
INTAKE PIPELINES**

INDUSTRIAL BUILDINGS

SETTLING PONDS

MOSS LANDING HARBOR

**MORO COJO SLOUGH
STATE MARINE RESERVE**

OFFERING TERMS

Offered at \$45,000,000



CONFIDENTIALITY, TERMS & CONDITIONS

The following 4 (four) APN's are incorporated into the Listing Agreement: APN: 133-172-013, APN: 133-172-004, APN: 133-173-00, APN: 131-054-008. Currently ownership is working through the planning to create a 5-plus acre site for building a plant to process the on-site magnesium deposit, after which plans for a lot-line adjustment can commence. This lot-line adjustment will bisect the property such that the approximately 40 acres covered by the minerals and the approximately 5 acres for the processing plant will be bound within lot, and the remaining 173 or so acres represent the parcel to be sold. Ownership is also in the process of confirming an agreement with the Moss Landing Harbor District for the use of the seawater collection pipelines.

The information contained herein is strictly confidential, furnished solely for the purpose of considering the purchase described herein and is not to be used for any other purpose or made available to any other person without the expressed written consent of Tim Allen Properties and Marshall Hydorn (hereinafter "Brokers"). It has been obtained from sources believed to be reliable, but no representation is being made with regard to its accuracy or completeness. Prospective buyers should undertake their own investigations and reach their own conclusions without reliance upon the material contained herein. Neither the Seller nor Brokers, nor any of their officers, agents or principals makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. Seller and Brokers expressly reserve the right, at their sole discretion, to reject any or all expressions of interest and/or terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase unless and until such offer is approved by the Seller, and any conditions to the Buyer's obligations there under have been satisfied or waived.



ABOUT TIM ALLEN PROPERTIES



TIM ALLEN

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Tim Allen was born and raised on the Monterey Peninsula and has an extensive knowledge of the region. Tim attended local schools such as Stevenson High School, raised his three children in the area and owns homes throughout the Peninsula. Beyond his love for family and real estate, Tim's other passion is the game of lacrosse. A successful collegiate player himself, Tim has become an avid supporter of the game. The teamwork, skills and overall discipline required to play at a high level have translated to his professional career.

For the past two decades, Tim has been arguably the most predominant and successful real estate agent in the region. For 2021, Tim was ranked as the #1 Coldwell Banker agent in the U.S., and he is consistently ranked in the top .01% of agents worldwide. There is no other agent in the area who will provide you with the local knowledge and global connections that Tim can offer.

"Tim Allen and his team exemplify the unmatched excellence and dedication that define Coldwell Banker Realty," said Kamini Lane, president and CEO of Coldwell Banker Realty. "Their consistent ability to deliver superior results, paired with their deep expertise and exceptional client service, places them among the very best in the industry year after year. We are proud to celebrate their outstanding achievements and grateful to have their leadership and talent representing Coldwell Banker Realty."



ABOUT MARSHALL HYDORN



MARSHALL HYDORN

Executive Vice President, CBRE | DRE#00960660
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Marshall was the Executive Managing Director/Principal for Cassidy Turley Commercial Real Estate Services (Cushman & Wakefield) in Burlingame and joined CBRE in January of 2015. For approximately 34 years, Marshall has been specializing in selling and leasing Industrial and R&D Properties in San Mateo County, with primary emphasis on the cities of Brisbane, South San Francisco, San Bruno, Burlingame and San Mateo. Marshall has a Bachelor's degree in Legal Studies from the University of California, Berkeley.



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