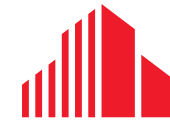


FOR LEASE

40 Clark Street

Salinas, California



CUSHMAN &
WAKEFIELD

OFFICE & WAREHOUSE SPACES FOR LEASE



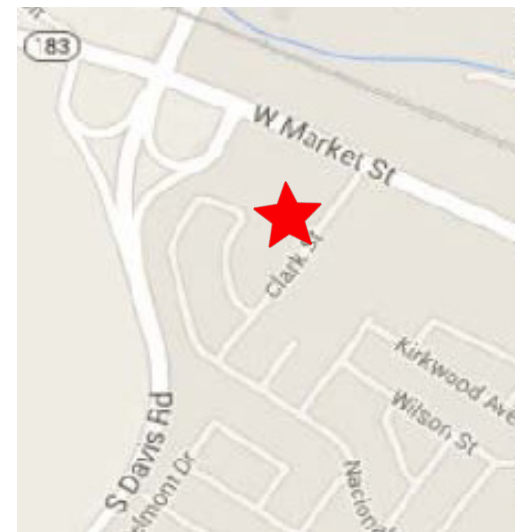
Lease Price \$1.40 PSF, Gross

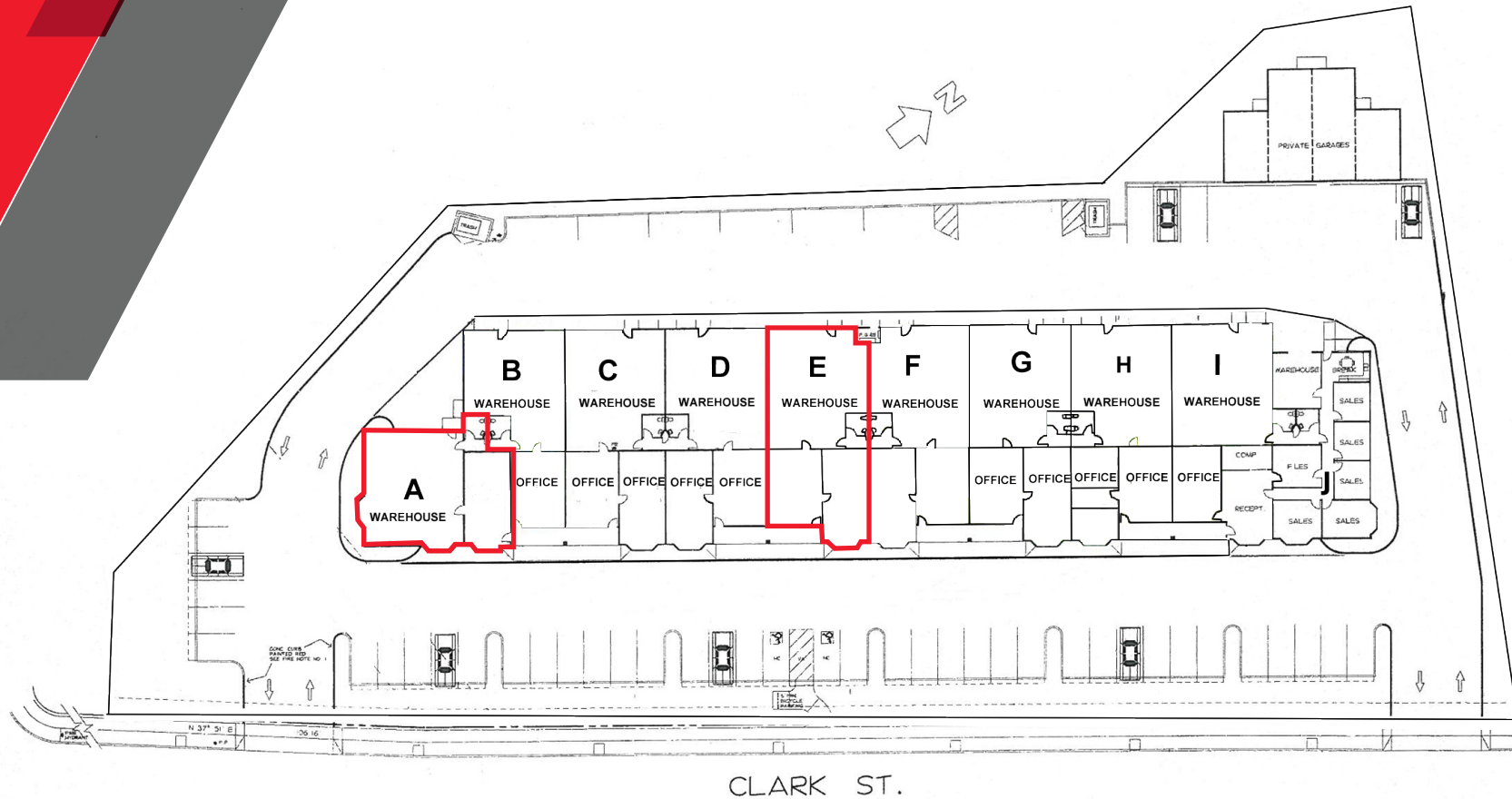
Available:

- Unit A - Approximately 2,021 SF (515 SF office + 1,506 SF warehouse)
- Unit E - Approximately 2,292 SF (992 SF office + 1,300 SF warehouse) - Available May 1, 2026

Property Overview:

- Gated Access
- Incubator style R&D/Warehouse Project
- Newer Improvements
- Convenient Location
- Tenant is responsible for PG&E, phone, internet, interior janitorial and alarm



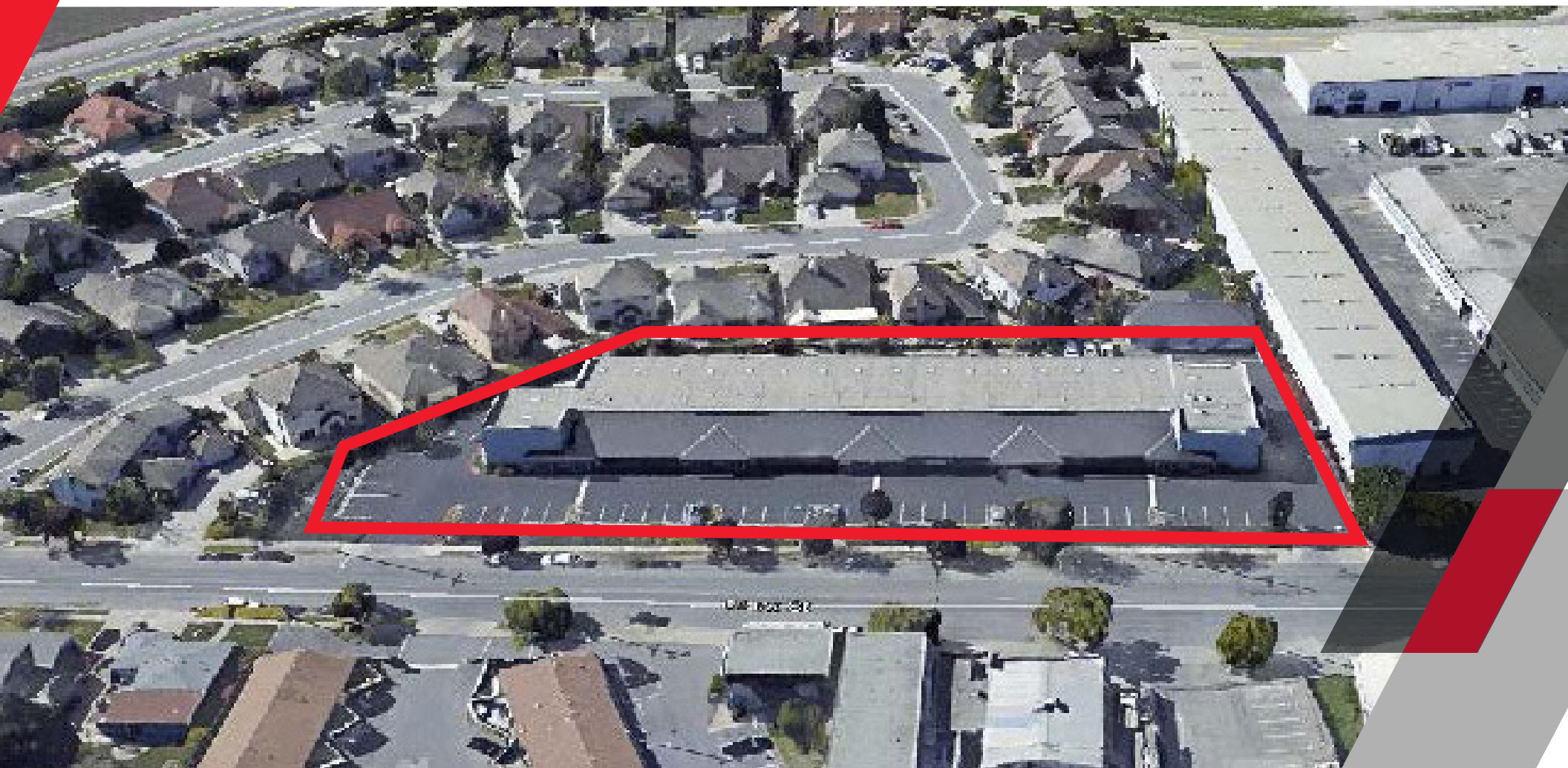


SITE PLAN

A	515 SF	1,506 SF	2,021 SF
E	992 SF	1,300 SF	2,292 SF

TOTAL

AERIAL VIEW



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