

FOR LEASE
HARVEST BUSINESS PARK
345 Harvest Drive
Watsonville, California



200,000 (Divisible to 8,000) Sq. Ft. of Food Processing/Industrial/Manufacturing Space

In the heart of the Central California Coast

Presented exclusively by: Carl Blanke
(831) 234-6300 carl@carlblanke.com



Hirsch and Associates

Investment Real Estate Brokers: Sales & Leasing
4375 Capitola Road Capitola, CA 95010

The Landlord provided information presented in this brochure. Hirsch and Associates make no representation as to the accuracy of the information. Tenant should use diligence investigating the financial feasibility in entering into a lease by relying on his or her own professional advisors.

HIRSCH AND ASSOCIATES

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ATTENTION:

This brochure has been prepared to provide summary information to prospective tenants and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. The information contained in this brochure has been obtained from sources we believe to be reliable. However, Hirsch And Associates makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

PROPERTY TOUR:

**THIS PROPERTY IS TO BE SHOWN BY LISTING BROKER ONLY.
PLEASE DO NOT ENTER THE PROPERTY WITHOUT PRIOR
BROKER APPROVAL.**

PROPERTY OVERVIEW

Location: In West Side Industrial Area of Watsonville.
 In the heart of the Central California Coast.
 Minutes to Highways 1, 152, 129 & 101

Zoning: IG (General Industrial)

Environmental: A current Phase I Environmental Report exists with a “clean” conclusion.

Waste Water Permit: Flow (MGD): 2,034 / BOD (lbs.): 4,428 / TSS (lbs): 3,996

Electrical Service: 12,000 Amps / 480 Volts / 3 Phase

Natural Gas Service: 4” Supply & 2” Distribution

Floor Drains: Yes

Fire Sprinklers: Yes

Column Spacing: 25’ X 50’

Lighting: High Pressure Sodium Vapor

Construction Type: Steel

Roof: Steel with 3” Blanket Insulation

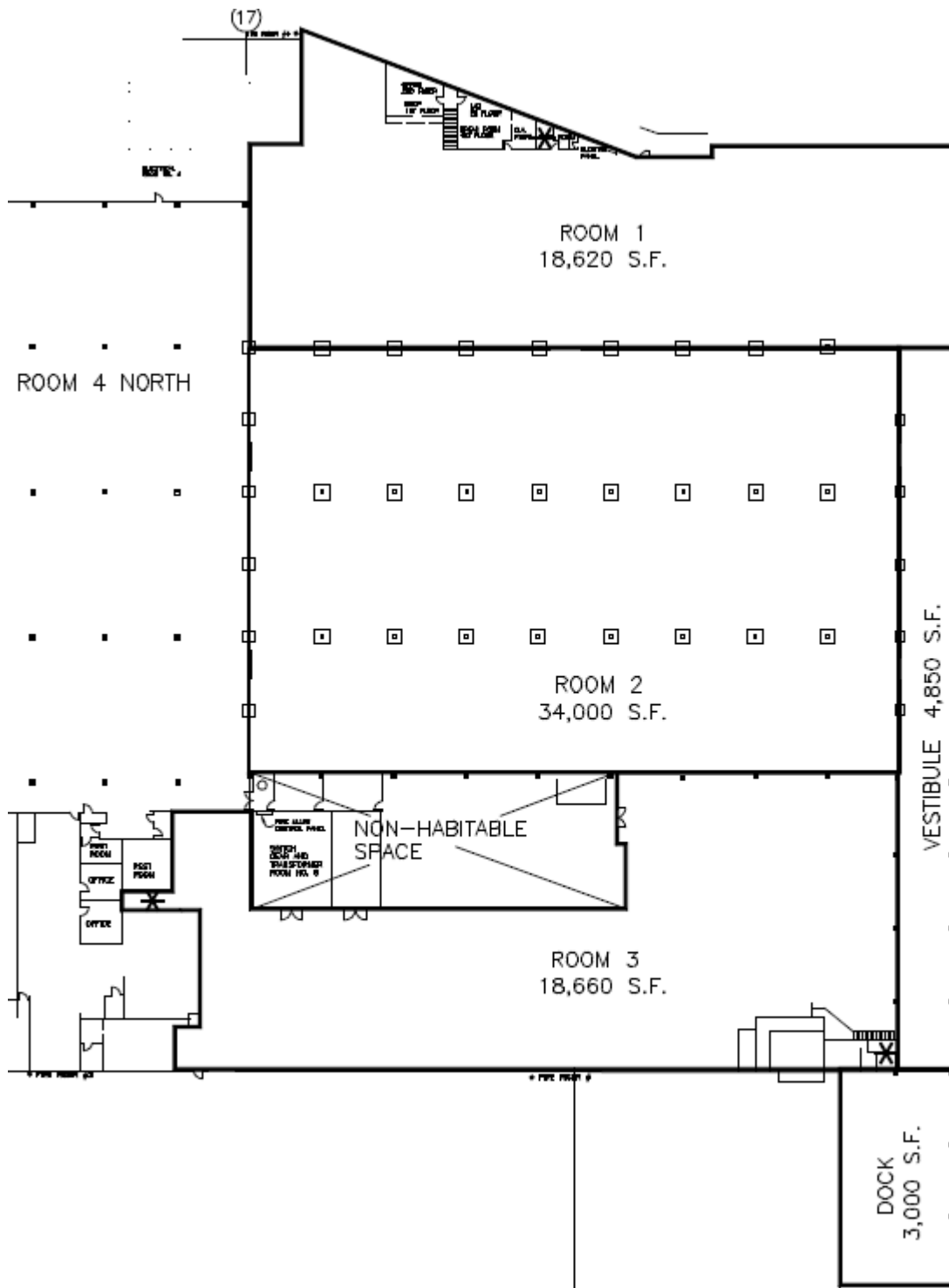
Computer Service: Cat 5 Wiring @ T1

Tenant Improvements: Negotiable

Asking Rental Rate: \$.55-.75 Gross

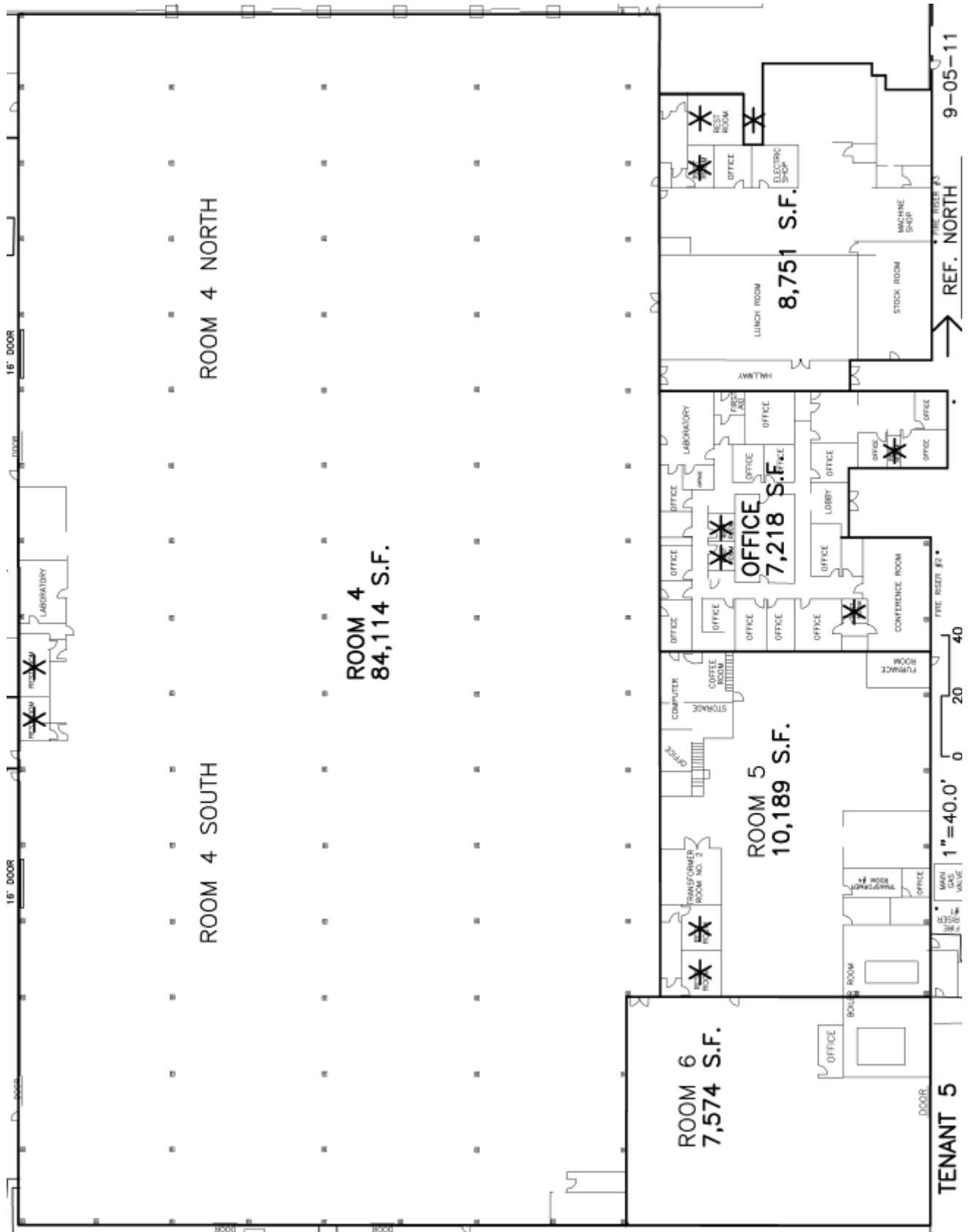
	<u>Phase 2</u>	<u>Phase 1</u>	<u>Total</u>
Industrial/Manufacturing Space:	117,846 Sq. Ft. Divisible to 8,000 Sq. Ft.	80,754 Sq. Ft.	198,600 Sq. Ft.
Office Space:	5,000 Sq. Ft.		5,000 Sq. Ft.
Scale & Scale House:		Yes	
Loading:	Grade Level Doors + 4 Dock High Loading Docks	5 Dock High Doors with Load Levelers	
Ceiling Clear Height:	Now: 16’ To Be: 24’-26’	To 28’	

PHASE 1 FLOOR PLAN

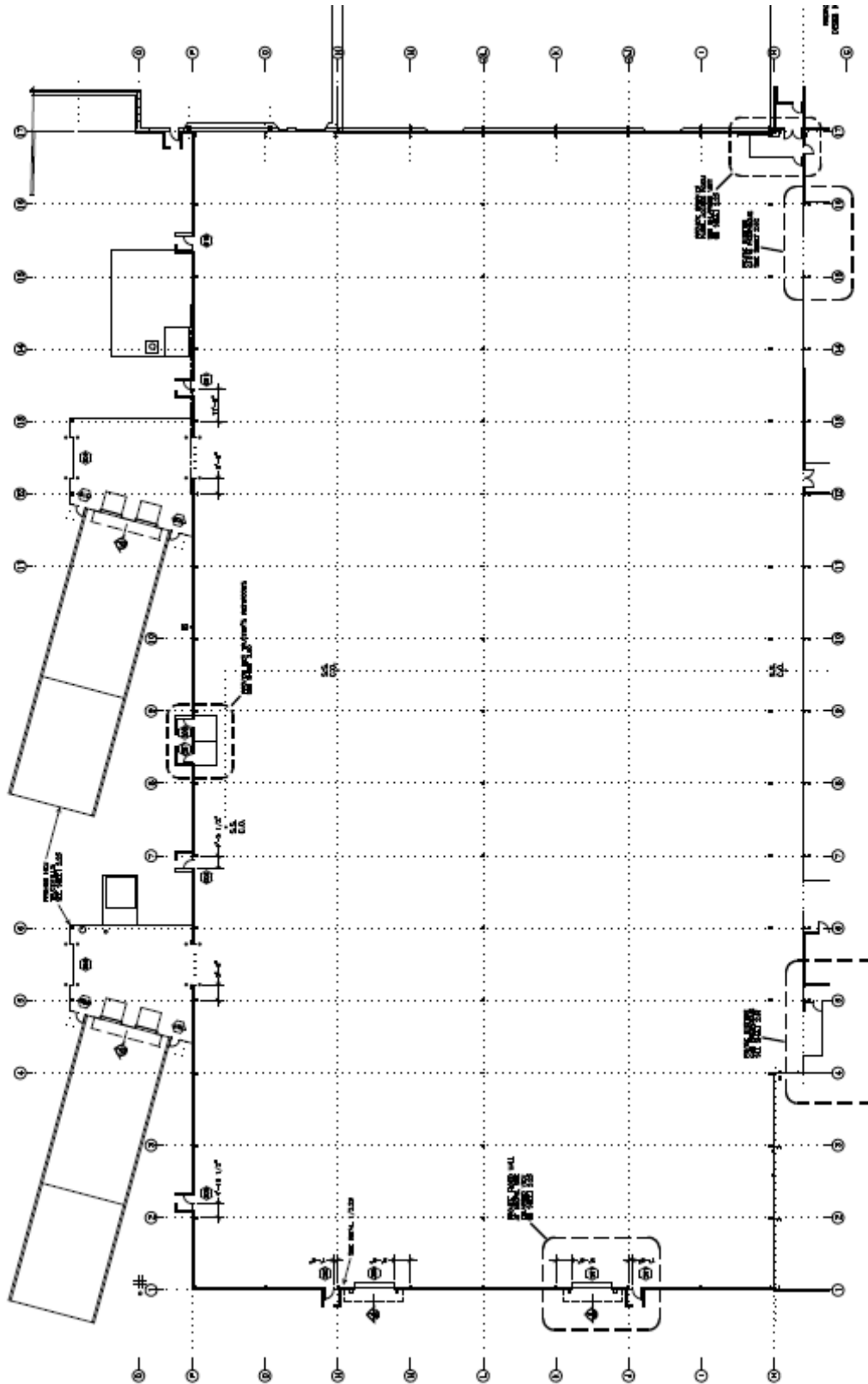


ROOMS 1 2 3

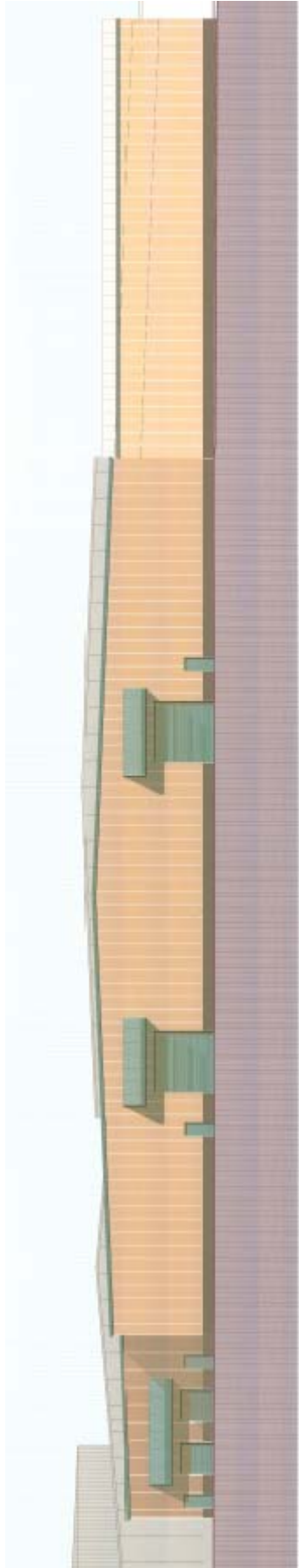
PHASE 2 FLOOR PLAN ALTERNATIVE 1



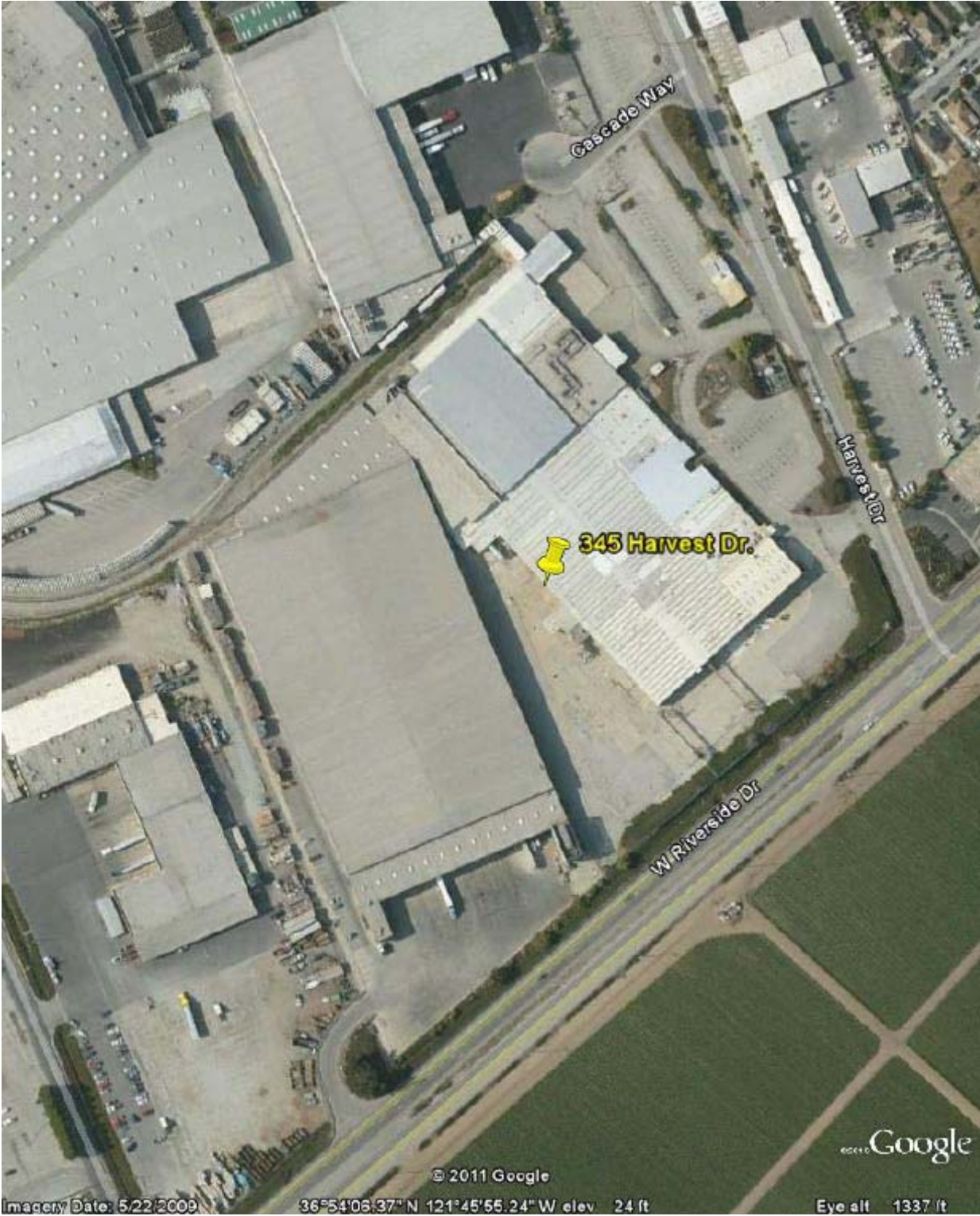
PHASE 2 FLOOR PLAN



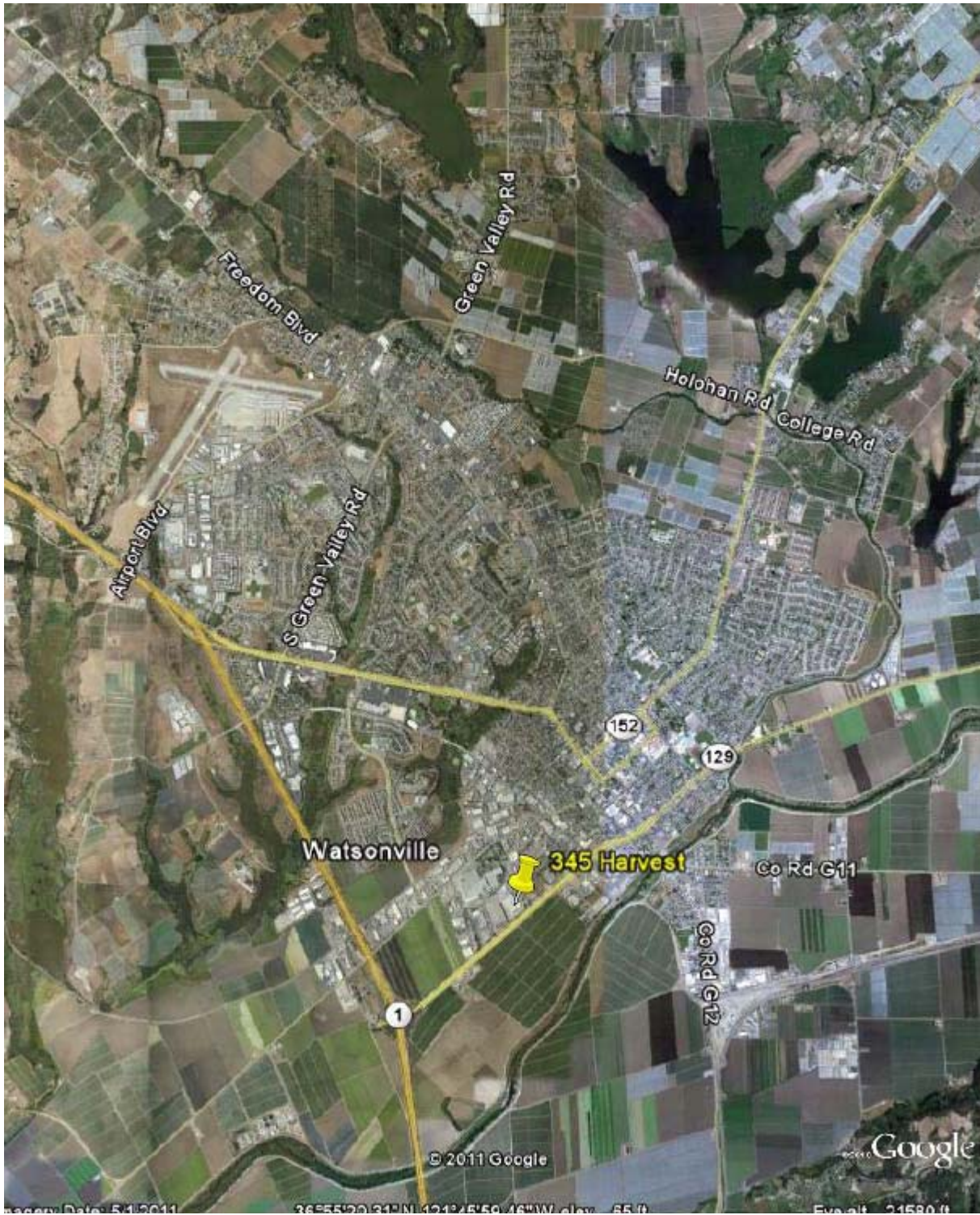
PHASE 2 RENDERING



SITE AERIAL



WATSONVILLE (PAJARO VALLEY) AERIAL



GREATER VICINITY AERIAL

