

FOR SALE

48,225 Sq. Ft. Parcel

Approved For Hotel, Light Industrial & Office

375 Technology Dr., Watsonville, CA



PRESENTED EXCLUSIVELY BY – CARL BLANKE

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Information presented in this flyer was provided by the Owner. Hirsch and Associates makes no representation as to the accuracy of the information. Tenant/Buyer should use due diligence in investigating the feasibility of entering into a lease or purchase of this property by relying on his own professional advisors.

PROPERTY DESCRIPTION

Location: 375 Technology Dr., Watsonville with Highway 1 visibility. Easy highway access to Highways 1, 129, 152, 101 and San Juan Road

Utilities: Existing services to the site (water, electrical, natural gas & sewer.)

APN: 015-101-67

Zoning: Industrial Park (IP) - OK for Hotel, Light Industrial or Office

Land Size: Gross Area: 48,225 sq. ft.
Buildable Area: 43,200 sq. ft.

Building Plans: Complete plans exist for the construction of a 2 story 16,000 sq. ft. office building.

Geotechnical Report: Yes

Biotic Report: Yes

Title: A current Preliminary Title Report exists.

Environmental: Current Phase I Environmental Assessment – Clean Site

Price: **\$685,000**

GROUND PHOTO



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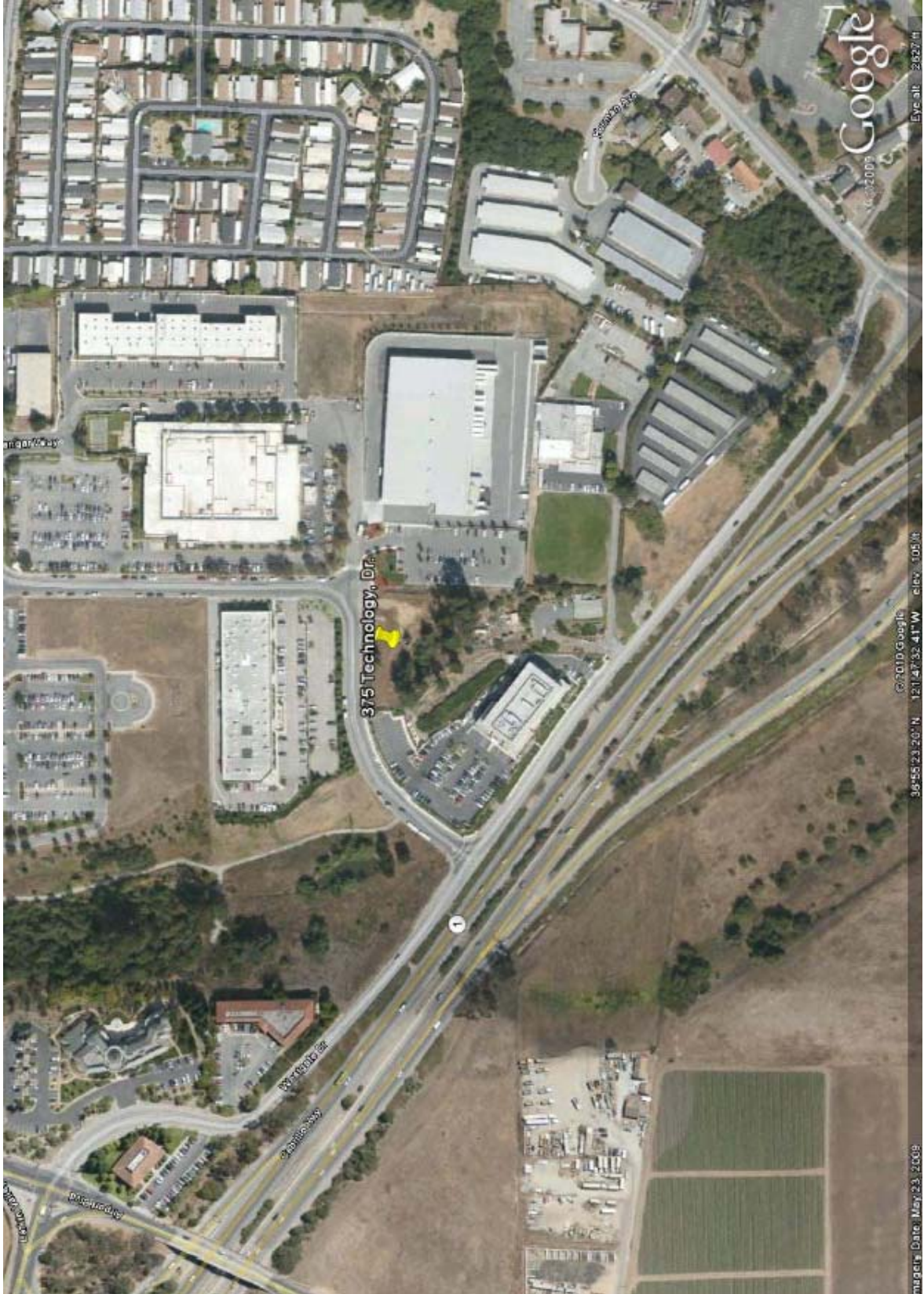
Parcel Map



Note - Assessor's Parcel & Block Numbers Shown in Circles.

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Location Aerial



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