

# 230 PINE ST.

## WATSONVILLE, CA

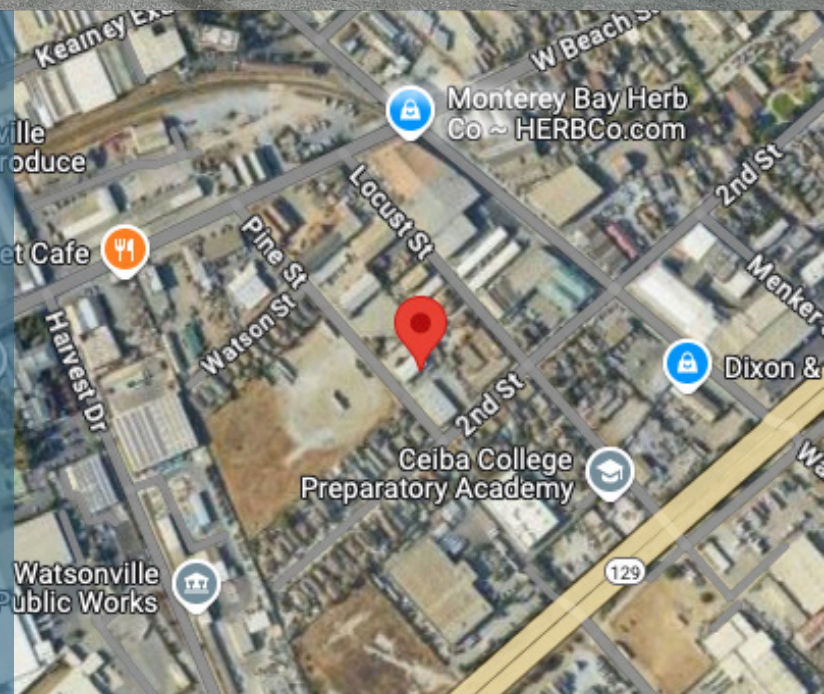
# FOR SALE

## \$1,260,000



### Property Highlights

- Sought after Industrial Warehouse with Fenced Yard Space
- Property Works Well for Investor or Owner User
- Three Roll-up Doors, 3 Phase Power, Multiple Bathrooms and Office Space
- Current Tenant is on Short-Term Lease and Wants to Stay
- Recent Appraisal and Clean Phase 1



Information presented in this proforma was provided by the Seller. Shoemaker Commercial makes no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.



**SHOEMAKER**  
COMMERCIAL  
REAL ESTATE

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# SHOEMAKER COMMERCIAL REAL ESTATE

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# PROPERTY DESCRIPTION

APN 017-092-26

ADDRESS 230 Pine St, Watsonville, 95076

LOCATION Two blocks from Walker St. in the heart of Watsonville industrial district

LEASE TERM Current tenant is on short-term lease and wants to stay.

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PARCEL SIZE 11,238 SF = .26 acre

IMPROVEMENT SIZE 6,000 SF

IMPROVEMENT DESCRIPTION 6,000 SF metal industrial building with fenced yard. Property is a 4,500 sq. ft. on the ground floor with 1,500 sq. ft. of second floor offices and restrooms. Clear height 21 feet.

YEAR BUILT 1986

Main service 208/120 volt, 3 Phase 200 amp underground ELECTRICAL service coming in from PG&E. 200 amp sub panel in the warehouse close to the service area. 100 amp at the far end of the warehouse.

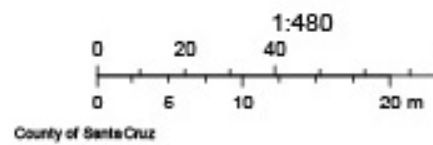


# AREA

230 Pine st



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# PHOTOS



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