

2401 BERT DRIVE

HOLLISTER, CALIFORNIA



**±64,400 SF INDUSTRIAL DISTRIBUTION / WAREHOUSE SPACE AVAILABLE
FOR LEASE**

GREG FINDLEY | Managing Director | +1 831 755 1639 | greg.findley@cushwake.com | LIC #01170453
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cushmanwakefield.com

SPACE HIGHLIGHTS

- ±64,400 SF Industrial Distribution/Warehouse
- Includes ±3,107 SF Office
- Zoning: M1 (Light Industrial)
- 2 Grade Level Doors
- 4 Well Docks
- Power: 2,000 Amps, 277/480 Volts, 3 Phase
- E.S.F.R. Sprinkler System
- 30ft X 60ft Column Spacing
- 28' Clear Height
- Parking: 24 Spaces
- Do not Disturb Tenant
- Call to Show

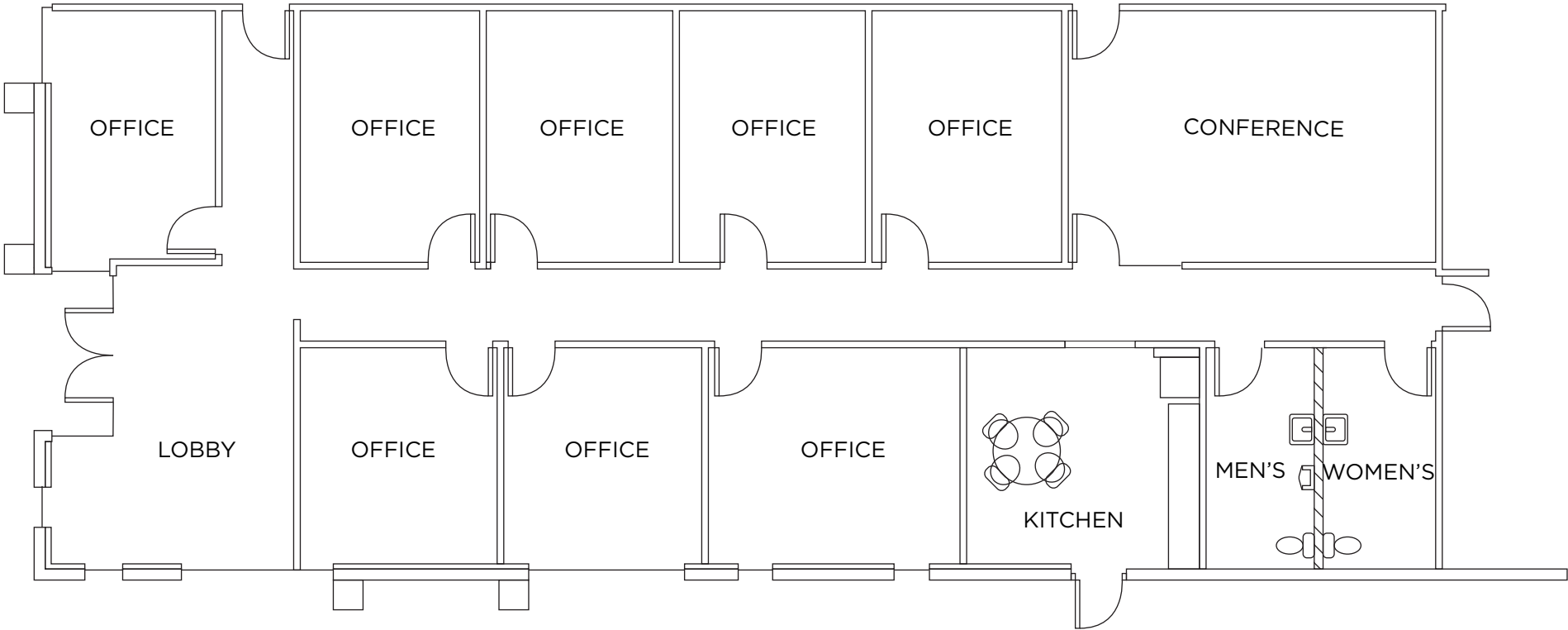
Asking Rent Rate: \$0.95 PSF, NNN

Tenant pays pro-rata real estate taxes, real estate insurance and common area maintenance currently estimated by Landlord at \$0.25 PSF.

 [CLICK TO VIEW ZONING](#)



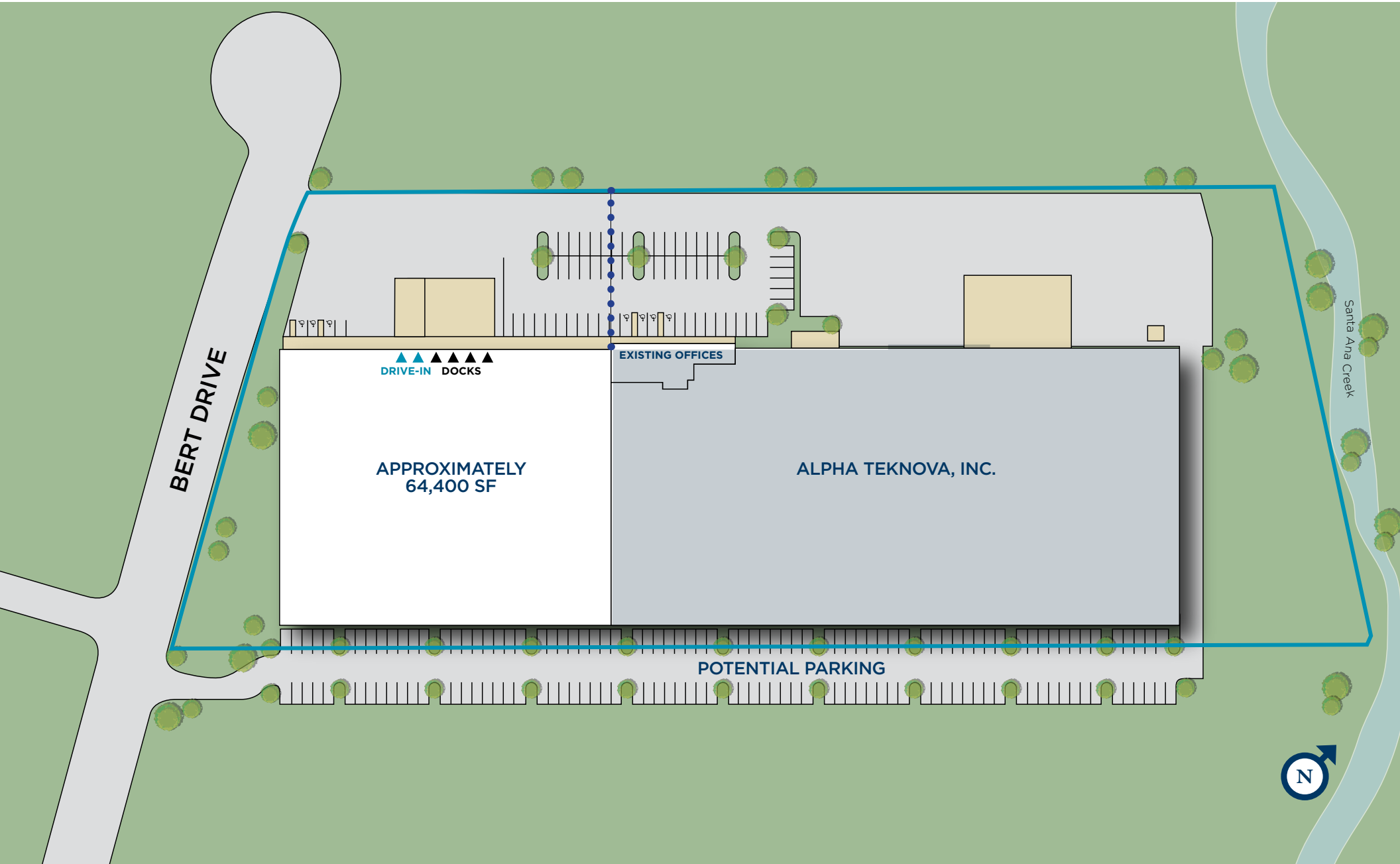
OFFICE FLOOR PLAN



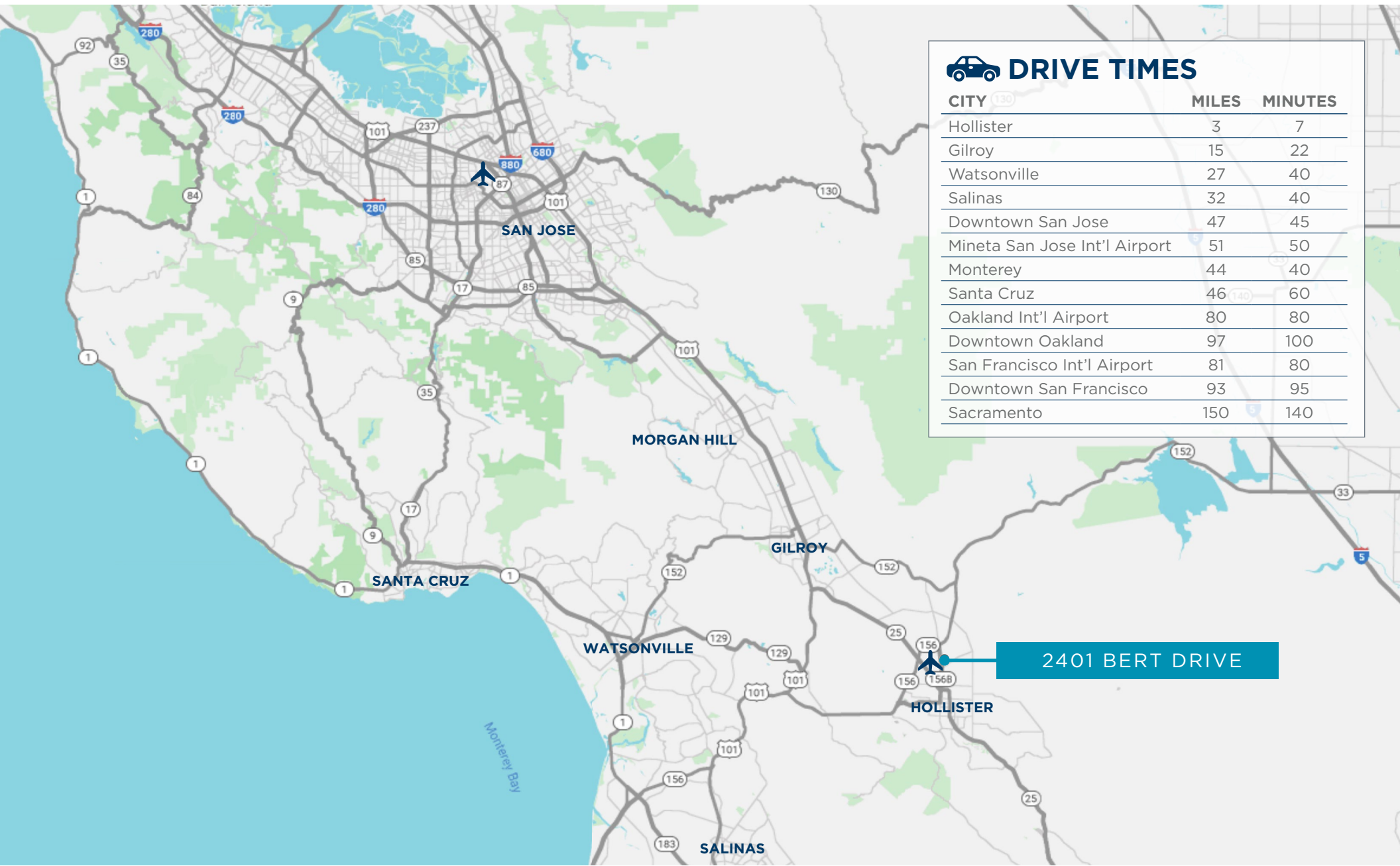
PROPERTY BOUNDARY



SITE PLAN WITH ADDITIONAL PARKING OPPORTUNITY



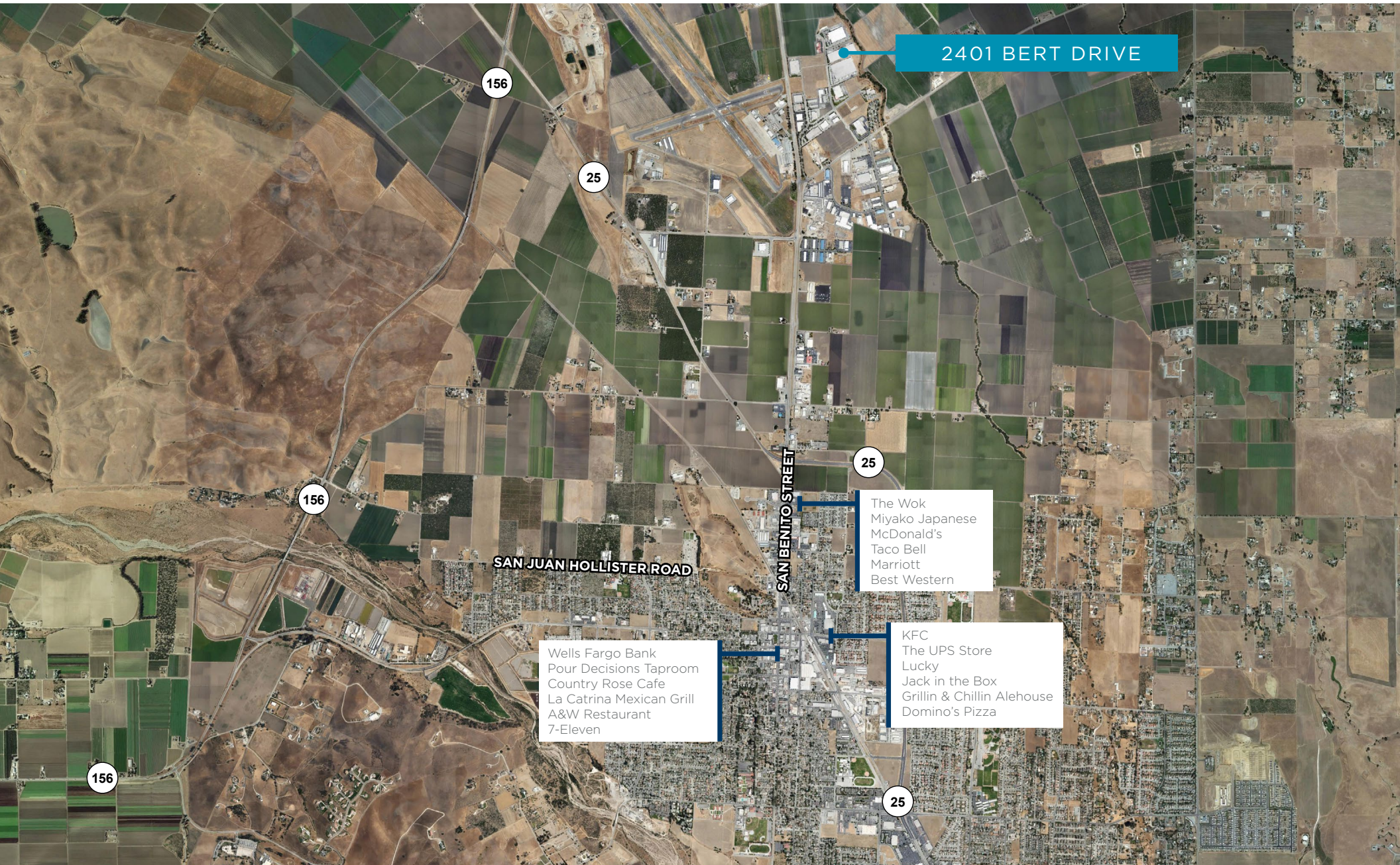
LOCATION MAP



DRIVE TIMES

CITY ⁽¹³⁰⁾	MILES	MINUTES
Hollister	3	7
Gilroy	15	22
Watsonville	27	40
Salinas	32	40
Downtown San Jose	47	45
Mineta San Jose Int'l Airport	51	50
Monterey	44	40
Santa Cruz	46	60
Oakland Int'l Airport	80	80
Downtown Oakland	97	100
San Francisco Int'l Airport	81	80
Downtown San Francisco	93	95
Sacramento	150	140

NEARBY AMENITIES



2401 BERT DRIVE

156

25

156

SAN JUAN HOLLISTER ROAD

SAN BENITO STREET

25

The Wok
Miyako Japanese
McDonald's
Taco Bell
Marriott
Best Western

Wells Fargo Bank
Pour Decisions Taproom
Country Rose Cafe
La Catrina Mexican Grill
A&W Restaurant
7-Eleven

KFC
The UPS Store
Lucky
Jack in the Box
Grillin & Chillin Alehouse
Domino's Pizza

156

25

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