

INDUSTRIAL LAND FOR SALE

122 & 142 BODEGA | GONZALES, CALIFORNIA



122 BODEGA ASKING PRICE: \$1,065,000 | **142 BODEGA** ASKING PRICE: \$1,055,000

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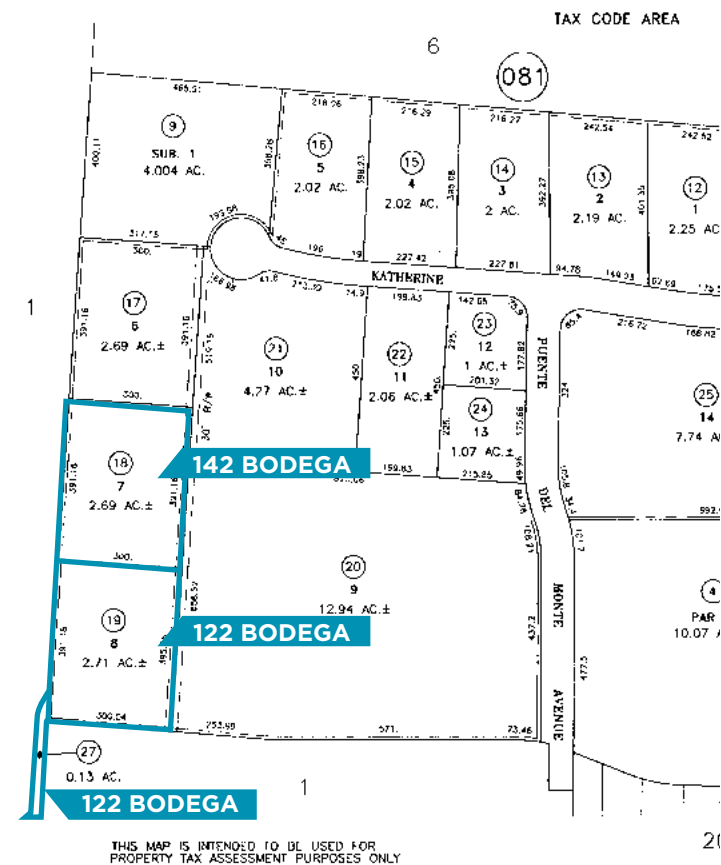
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PROPERTY DESCRIPTION

The two parcels are located in the Gonzales Agricultural Business Park. Gonzales' central location in the Salinas Valley contributes to its prominence as an agriculture business center. Since the Park's inception, several large produce companies have built facilities there, including Pacific International Marketing, Taylor Farms, Growers Express and soon, Mann Packing. In and around the Park you can find other related companies including farming companies, irrigation stores, farm supply companies, agriculture equipment companies, agriculture fabrication shops, packing sheds, and labor contracting companies. With industrial sewer servicing the Park, the area lends itself to the establishment of wineries or juice plants. The Park has easy access on and off Highway 101, both north and south.

Location:	122 & 142 Bodega, Gonzales, CA
APN:	122 Bodega: 223-081-019 & 223-081-027 142 Bodega: 223-081-018
Lot Area:	122 Bodega: 2.71 Acres 142 Bodega: 2.69 Acres
Zoning:	Industrial
Building Area:	50% Floor Area Ratio
Utilities:	All utilities are stubbed at the end of the cul de sac at the end of Katherine with industrial sewer nearby.
Possible Uses:	Agricultural services, plant nurseries, public utilities, equipment rental, mini storage, food processing, manufacturing, laboratory, maintenance & repair facility, warehousing, outdoor storage, recycling, truck terminal, farm equipment sales/service, vehicle repair/maintenance, winery/juice plant, etc.
Asking Price:	122 Bodega: \$1,065,000 (\$9.02 p.s.f.) 142 Bodega: \$1,055,000 (\$9.00 p.s.f.)



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