

# FREEZER WAREHOUSE

## FOR LEASE

+/-79,641 Square Feet ~ Divisible  
400 Cascade Way, Watsonville, California



**FOOD PROPERTIES**  
GROUP



### BUILDING SUMMARY

- Total Area Available: +/-79,641 Square Feet (SF)
- Frozen / Refrigerated Storage: +/-73,775 SF
- Divisible
- Dock: +/-3,850 SF
- 26' Ceiling Height
- Four (4) Dock Doors
- Landlord to Maintain Building / Refrigeration
- Near SR-1

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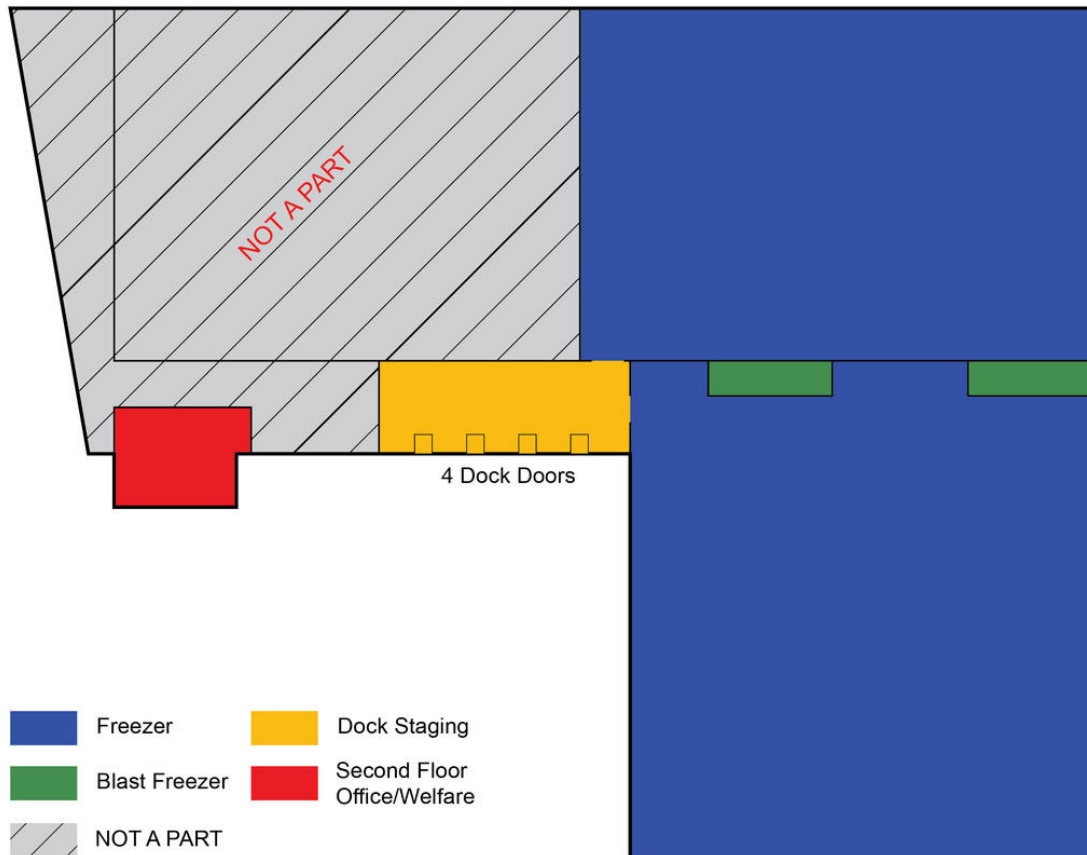
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### SQUARE FOOTAGE ITEMIZATION

- Total Area Available: 79,641 SF
- Total Building: 130,846 SF
- Frozen / Refrigerated Storage: 73,775 SF
  - Comprised of Two (2) Rooms:  
37,100 & 36,675 SF, Respectively
- Dock: 3,850 SF
- Engine Room: 648 SF
- Office / Welfare Facilities: 1,368 SF



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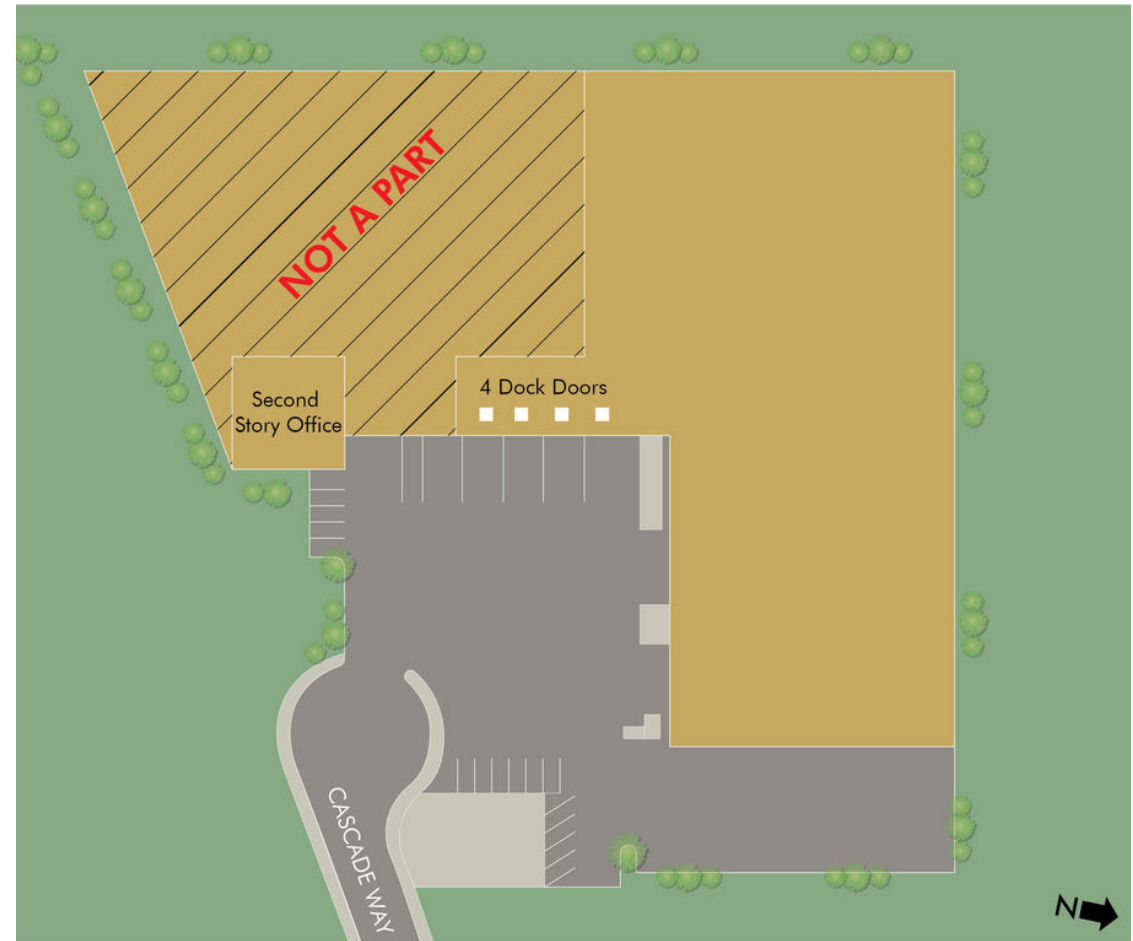
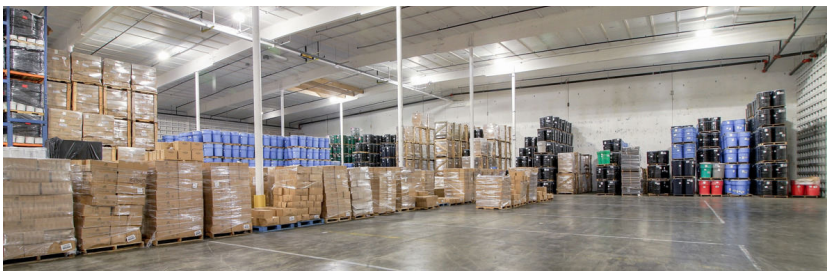
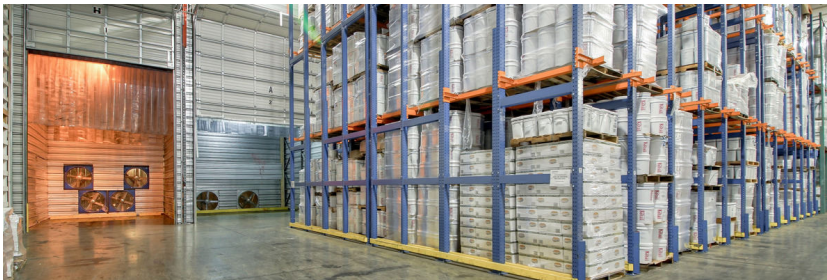
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## CONSTRUCTION

- Insulated Metal Panel & Concrete Tilt
- 26' Ceiling Height
- Four (4) Dock Doors
- Ammonia Refrigeration
- LED Lighting
- Sprinklered



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### OTHER

- Primarily Racked
- One (1) Blast Cell
- Landlord to Maintain Building & Refrigeration
- Union Pacific Rail



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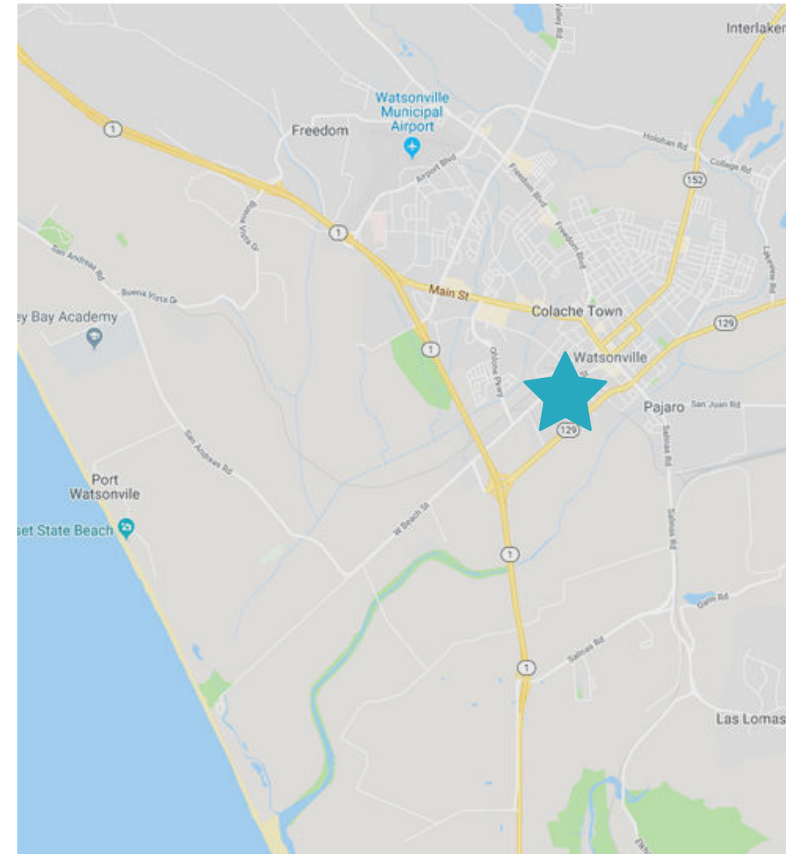
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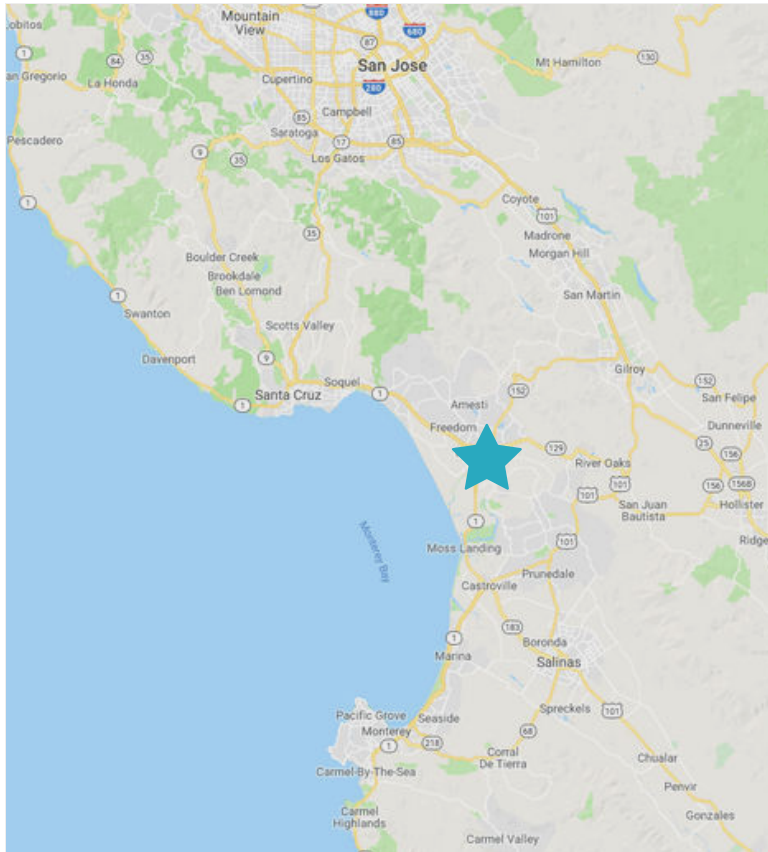
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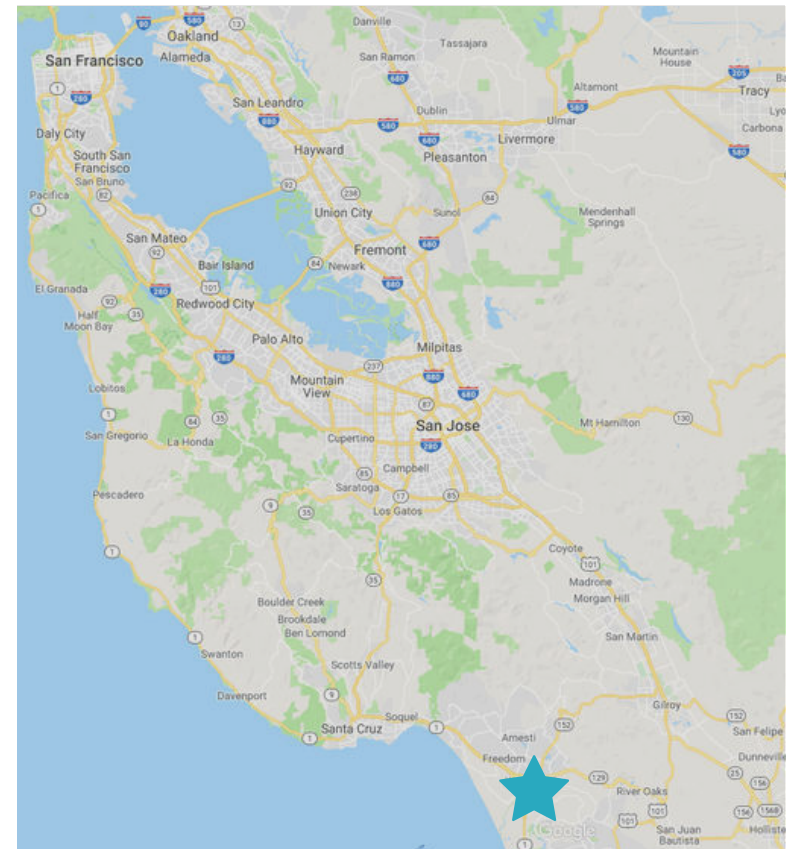
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