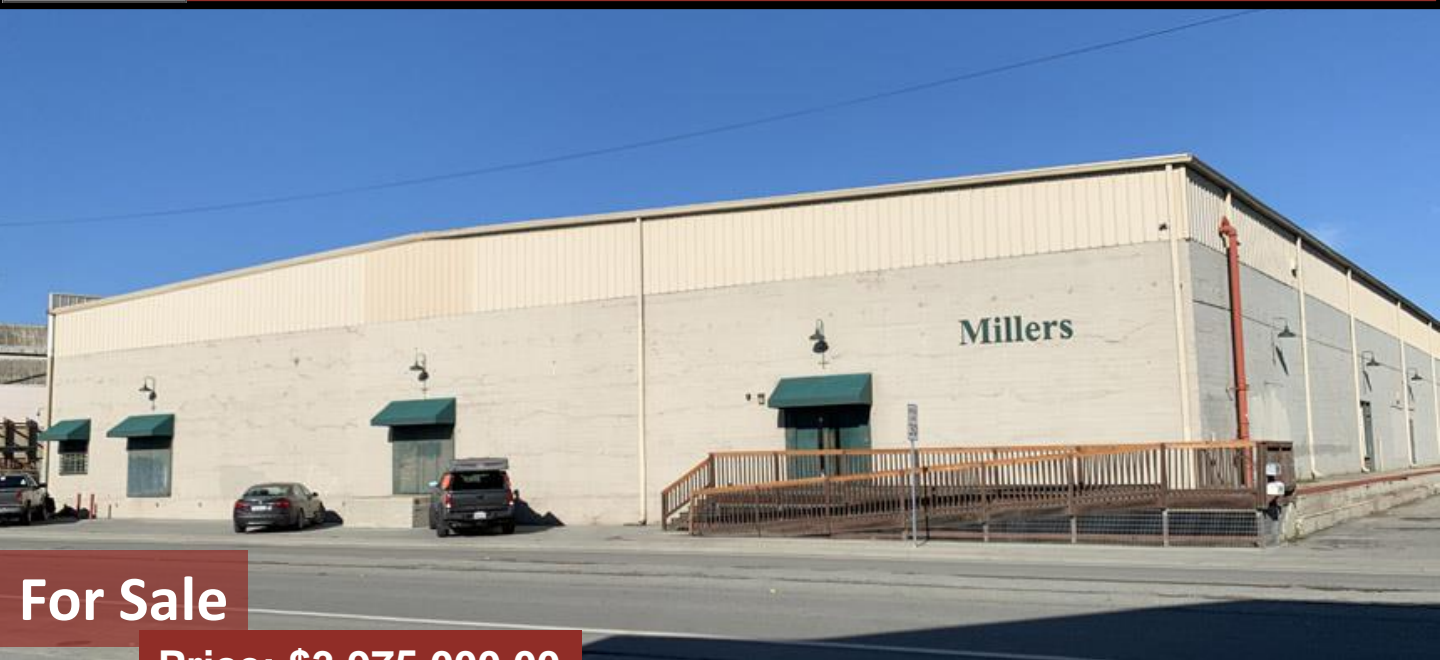




**Silverstone  
Commercial**

**For Sale**

**220 Walker Street  
Watsonville, CA 95076**



**For Sale**

**Price: \$3,975,000.00**

### **Property Information:**

Size: +/- 24,630 sf on 3 buildings  
Not including Storage areas and Garage

Lot Size +/- 74,923 sf(1.72 Acres)

- \* Large Parcel with 6 structures
- \* Completely Fenced Property
- \* Lots of Power 600 amps + 200 amps
- \* 24 ft clear height with 30+ clear ceilings
- \* All leases expire October 2022
- \* APN: 017-101-51-000

### **Property Location:**

Watsonville is located in Santa Cruz County just south of Santa Cruz and North of Monterey. Close to the ocean and lots of amenities within walking distance.

Please contact agent for tour.

David Silberstein  
David@silverstonecommercial.com  
408-781-4954  
BRE#001880860

**David Silberstein**

David@Silverstonecommercial.com

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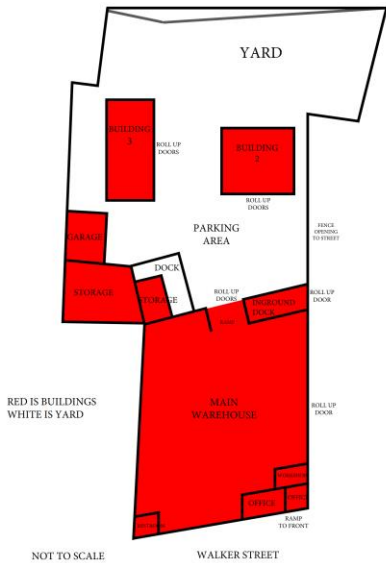
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### Property Description:

Hard to find warehouse with high ceiling height and 1.72 acres of land. Main building is approximately 19,400 sq ft with 2 additional buildings (2,640 sf and 2,590 sf) for a total of more than 24,630 which does not include the storage areas and garage. Property is fully fenced and there is a public side street to access your own private parking area and yard space. Excellent Facility with plenty of power and an indoor dock high door with 46x19 ft inside.

### Floor Plan



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# Silverstone Commercial

## For Sale

### 220 Walker Street Watsonville, CA 95076

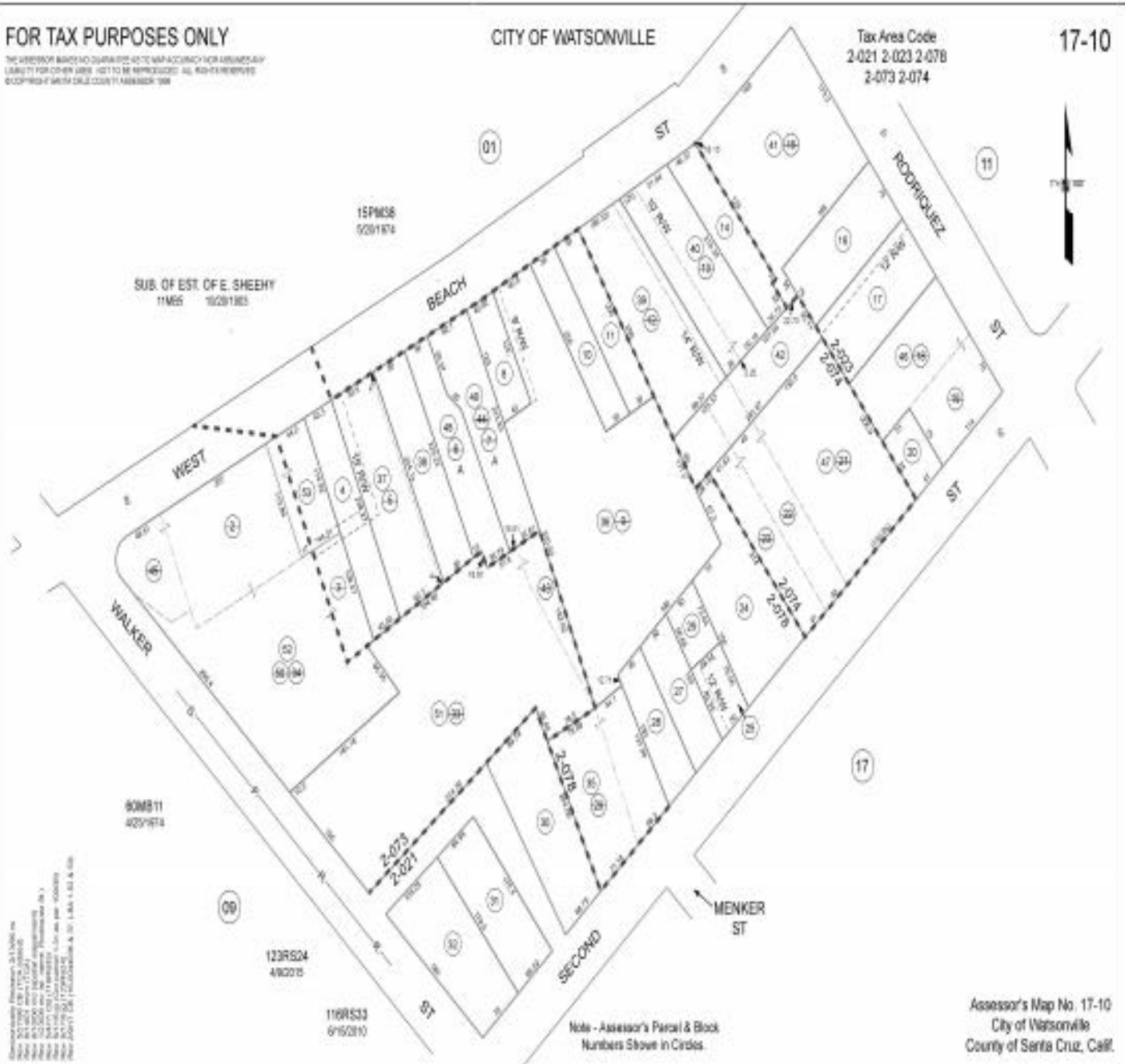
#### FOR TAX PURPOSES ONLY

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CITY OF WATSONVILLE

Tax Area Code  
2-021 2-023 2-078  
2-073 2-074

17-10



Assessor's Map No. 17-10  
City of Watsonville  
County of Santa Cruz, Calif.

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