J.R. Parrish Inc.

1115 Thompson Ave

SANTA CRUZ, CA



FOR LEASE

WAREHOUSE SPACE

PROPERTY DETAILS

APN	031-152-24
Address	1115 Thompson Ave
County	Santa Cruz
Market	Bay Area
Total Vacancy	20,665 SQFT
NNN	0.25 per SQFT
Base Rent	$1.10 per SQFT
Zoning Type	R - UH
Building Type	Non-conforming M1



PROPERTY FEATURES

SUITE 3B

Office Space — 535 SQFT

SUITES 5 & 8

Warehouse Space — 15,530 SQFT Contigious
Divisible
2 Roll Up Doors - 12 FT
2 Bathrooms
13 FT Clearance Height

BUILT-OUT OFFICE SPACE

Approximately 6,000 SQFT
Mutiple Private Offices
Full Kitchen
Lounge Space

SUITES 6 & 6A

Warehouse Space — 3,600 SQFT Contiguous
Divisible
2 Roll Up Doors - 12 FT
1 Bathroom
11 FT Clearance Height

SUITE 10

Warehouse Space — 1,000 SQFT
1 Roll Up Door - 12 FT

PROPERTY PHOTOS

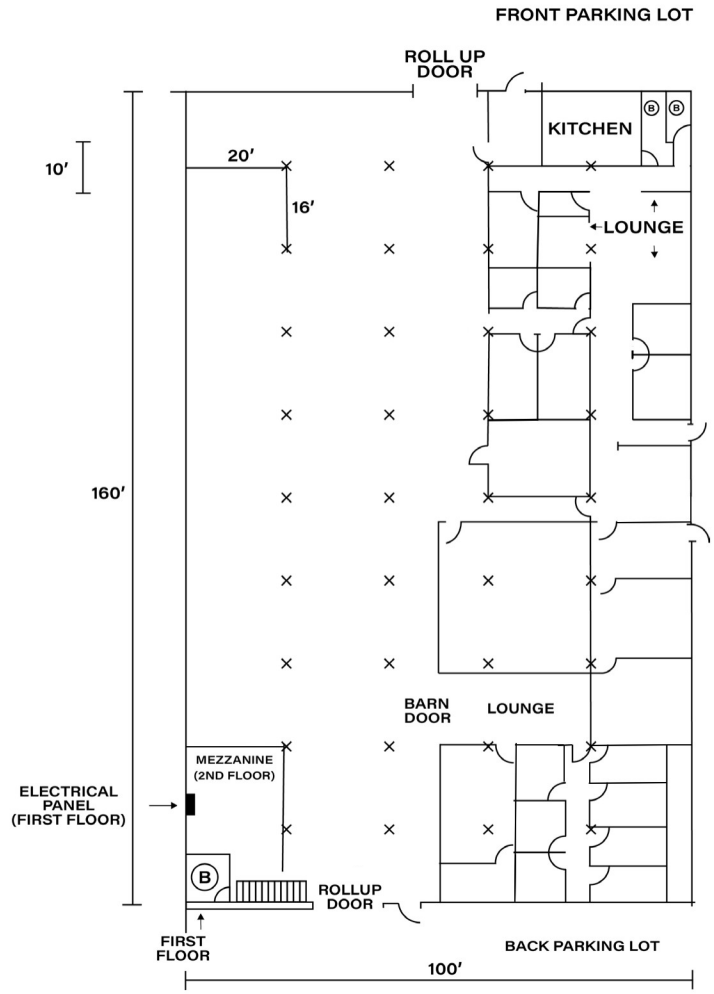








FLOOR PLAN | WAREHOUSE



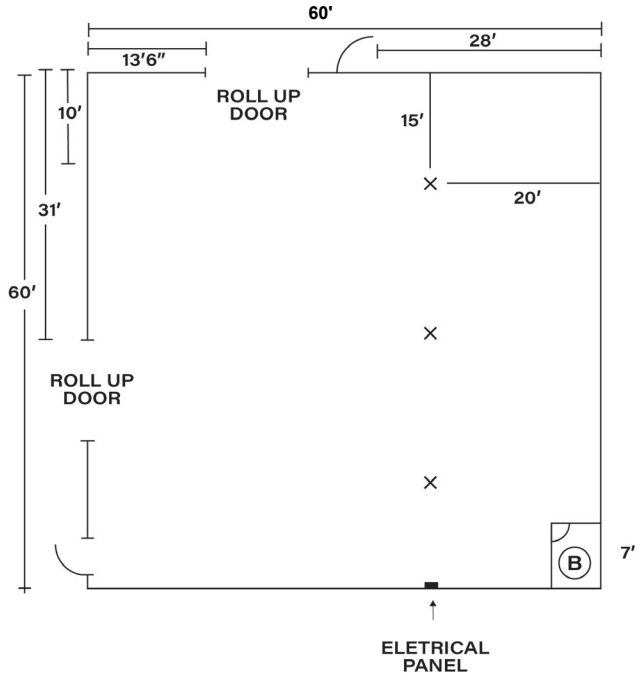
1115 THOMPSON AVE SUITES 5 & 8 SANTA CRUZ

POSTS "X"

20FT Apart (W)
16FT Apart (L)

ROLL UP DOORS

12FT Tall



1115 THOMPSON AVE SUITES 6 & 6A SANTA CRUZ

POSTS "X"

15FT Apart (L)
20FT From Wall

Measurements are approximate and do not account for the thickness of the walls and other material.

DISCLAIMER - PROSPECTIVE LESSEES

J.R. Parrish, Inc. (JRP) provides property information to prospective lessees for informational purposes only.

All materials and information received or derived from JRP, its directors, officers, agents, advisors, affiliates, or third-party sources are provided without representation or warranty, express or implied, as to accuracy, completeness, condition, legal compliance, or suitability for any particular use.

EACH PROSPECTIVE LESSEE SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE PRIOR TO EXECUTING A LEASE.

This includes, without limitation

- Verifying zoning, permitted uses, land-use restrictions, and whether the lessee's
- intended use is lawful at the premises;
- Confirming the premises and building systems are suitable for the lessee's intended operations;
- Investigating required permits, licenses, approvals, accessibility requirements, and applicable building, fire, health, and other codes;
- Verifying dimensions, square footage, parking, utilities, operating expenses, and all other particulars material to the lessee's decision; and
- Consulting the lessee's own legal, architectural, engineering, governmental, and other qualified advisors.

JRP does not undertake to verify these matters or perform due diligence for any prospective lessee unless separately agreed in writing. Prospective lessees should independently confirm all material information with appropriate authorities and professionals. Information is subject to change without notice.

EXCLUSIVELY LISTED BY

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FINANCIAL INFORMATION AND PROJECTIONS

Operating expenses presented herein are estimates based on current expenses, available historical information, and projected costs.

Actual operating expenses may vary due to changes in property taxes, insurance, utilities, maintenance, assessments, and other factors.

J.R. Parrish, Inc. makes no representation or warranty, express or implied, regarding the accuracy, completeness, or reliability of these estimates or projections. Prospective lessees should independently verify all expenses and assumptions.

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