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For Sale or Lease

2401 BERT DRIVE
Hollister, California



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175,325 sq.ft. Warehouse/Distribution facility on 7.51 acres, in Hollister, California, 50 miles southeast of San Jose.

2401 Bert Drive offers convenient access to Interstate 5, via Highway 156 (one of only three highways connecting the Bay Area to I-5) and Highway 101, which offers direct access to Silicon Valley.

Zoned for M-1. Permitted uses include: Light Industrial, Manufacturing, Distribution and Office.

Constructed in 1999 with a 23,000 sq.ft. addition completed in 2001.

Loading Doors: Two 12' x 14' grade level, metal roll up loading doors and Fourteen 8' x 10' metal roll up grade level doors.

Fire Suppression System: ESFR sprinkler system

Construction: tilt-up concrete walls with a concrete slab-on-grade foundation.

Parking: 47 stalls.



The building is located directly adjacent to the Hollister airport.

The building's 12,000 AMP power capability (8,000 AMPs existing, 4,000 AMPs available) is significantly higher than typical industrial buildings.

Hollister is ideally located to serve as a manufacturing and distribution hub for California, due to its access to Interstate 5 and Highway 101, both main north-south arteries, and its proximity to the Bay Area.

The San Francisco Bay Area is also expanding to the south towards Hollister.

Current Tenants include:

1) *Ivex Packaging Corporation (ALCOA)*, a manufacturer of specialty plastic packaging for the food, electronic, medical and retail markets, occupies 110,925 sq.ft.

2) *Universal Protective Packaging, Inc.*, an industry leader of thermoformed protective packaging, occupies 64,400 sq.ft.

San Benito County assessor parcel number: 051-140-016.

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