

FOR SALE > MEDICAL/OFFICE DEVELOPMENT SITE

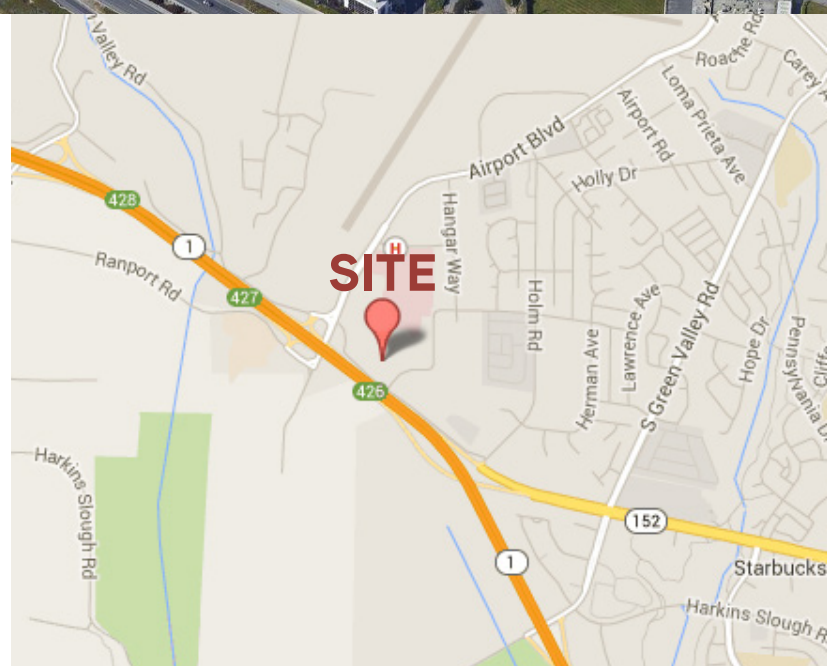
±3.6 Acres

220 WESTGATE DRIVE, WATSONVILLE, CA



Property Highlights

- > Master Planned Project with up to ±40,000 SF of Proposed Medical/Office Buildings
- > Proposed Pads of 2 ±20,000 SF Two-Story Buildings
- > Build to Suit Possible for Tenant
- > Adjacent to Watsonville Community Hospital
- > West Watsonville Location off Highway 1
- > High Exposure Site; Highway 1 Visibility
- > CD/IP Zoning Designation
- > Entitlements Included
- > \$2,800,000



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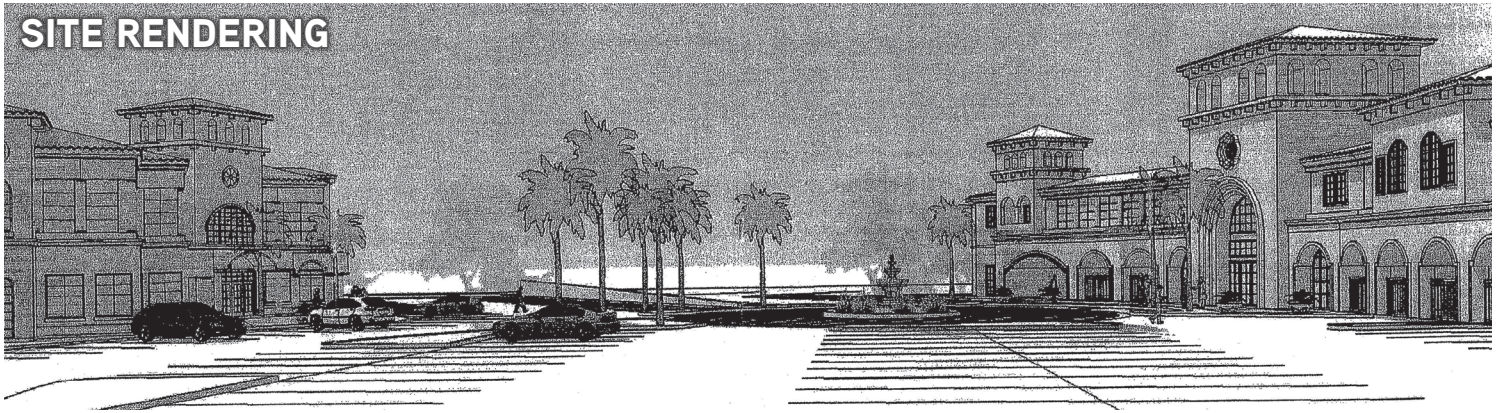
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Medical/Office Development Site

SITE RENDERING



MEDICAL BUILDING



OFFICE BUILDING

