



11500 DOLAN ROAD

MOSS LANDING, CALIFORNIA

MOSS LANDING COMMERCIAL OPPORTUNITY

\$45,000,000

MossLandingOpportunity.com



Set on 200 acres in the heart of Moss Landing, 11500 Dolan Road pairs rare scale with income stability and long range potential. The property functions as a self-contained commercial campus with multiple industrial buildings, each leased to established businesses. The breadth of the site allows for operational privacy, flexible circulation, and the ability to support a diverse tenant mix. Moss Landing's working harbor, wildlife viewing, and active marine research community add context and economic depth to the area. The acreage introduces strategic possibilities. Its size and configuration can support expanded industrial use, logistic operations, or future redevelopment subject to local planning. There are two pipelines in place that bring seawater directly to the property and open up a myriad of potential uses. Current structures provide durable utility with high clearances, broad access points, and practical layouts that accommodate a range of commercial activities. Existing leases create predictable cash flow while preserving optionality for an investor seeking both present performance and future upside. Surrounded by the natural character of the Monterey Bay region yet positioned along a key coastal corridor, the property offers a rare combination of seclusion, access, and functionality. This is a large-scale commercial holding designed for owners who value operational flexibility, long term positioning, and the chance to shape a significant footprint within a sought after coastal market.

The following 4 (four) APN's are incorporated into the Listing Agreement: APN: 133-172-013, APN: 133-172-004, APN: 133-173-00, APN: 131-054-008. Currently ownership is working through the planning to create a 5-plus acre site for building a plant to process the on-site magnesium deposit, after which plans for a lot-line adjustment can commence. This lot-line adjustment will bisect the property such that the approximately 40 acres covered by the minerals and the approximately 5 acres for the processing plant will be bound within lot, and the remaining 173 or so acres represent the parcel to be sold. Ownership is also in the process of confirming an agreement with the Moss Landing Harbor District for the use of the seawater collection pipelines.



TIM ALLEN
PROPERTIES TEAM

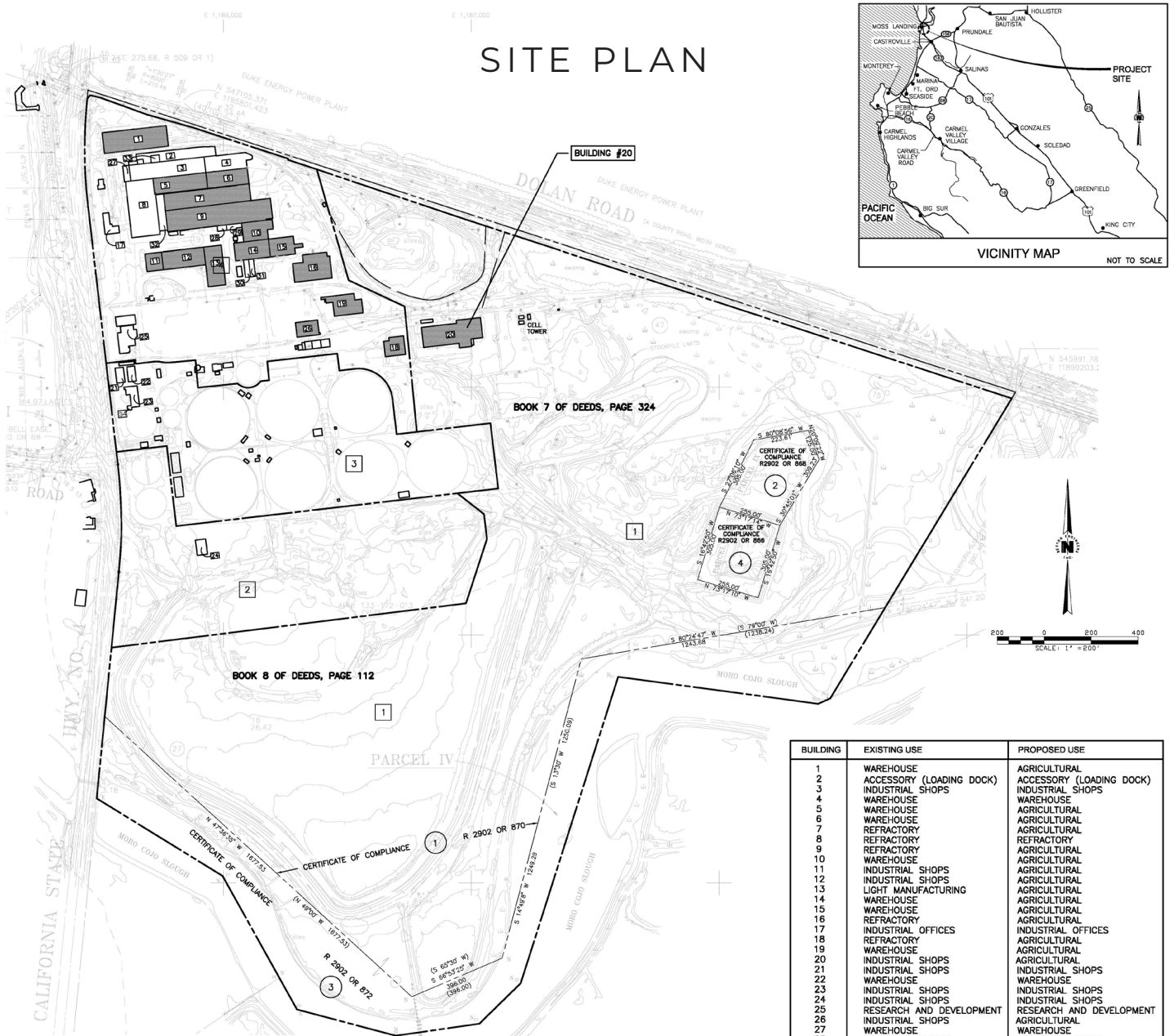
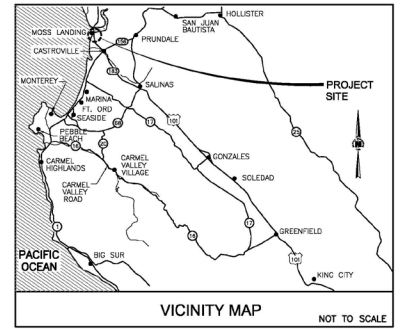
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CBRE

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SITE PLAN



BUILDING	EXISTING USE	PROPOSED USE
1	WAREHOUSE	AGRICULTURAL
2	ACCESSORY (LOADING DOCK)	ACCESSORY (LOADING DOCK)
3	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
4	WAREHOUSE	WAREHOUSE
5	WAREHOUSE	AGRICULTURAL
6	WAREHOUSE	AGRICULTURAL
7	REFRACTORY	AGRICULTURAL
8	REFRACTORY	REFRACTORY
9	REFRACTORY	AGRICULTURAL
10	WAREHOUSE	AGRICULTURAL
11	INDUSTRIAL SHOPS	AGRICULTURAL
12	INDUSTRIAL SHOPS	AGRICULTURAL
13	LIGHT MANUFACTURING	AGRICULTURAL
14	WAREHOUSE	AGRICULTURAL
15	WAREHOUSE	AGRICULTURAL
16	REFRACTORY	AGRICULTURAL
17	INDUSTRIAL OFFICES	INDUSTRIAL OFFICES
18	REFRACTORY	AGRICULTURAL
19	WAREHOUSE	AGRICULTURAL
20	INDUSTRIAL SHOPS	AGRICULTURAL
21	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
22	WAREHOUSE	WAREHOUSE
23	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
24	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
25	RESEARCH AND DEVELOPMENT	RESEARCH AND DEVELOPMENT
26	INDUSTRIAL SHOPS	AGRICULTURAL
27	WAREHOUSE	WAREHOUSE
28	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
29	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
30	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
31	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
32	WAREHOUSE	WAREHOUSE
33	INDUSTRIAL SHOPS	INDUSTRIAL SHOPS
34	WAREHOUSE	WAREHOUSE

NOTES:

1. ALL ACCESS AND EASEMENTS FOR ROAD, UTILITY, AND OTHERS ARE TO BE SHARED BY ALL PARCELS.
2. BASE MAP IS TAKEN FROM MID COAST ENGINEERS UNRECORDED ALTA/CASM LAND TITLE SURVEY FOR NATIONAL REFRACTORIES DATED MARCH 18, 2002 REVISED MAY 23, 2002. INFORMATION SHOWN IS FOR DETERMINING TOPOGRAPHY & IMPROVEMENTS AND FOR DETERMINING AREA TO BE ADJUSTED. IT IS NOT A BOUNDARY SURVEY. BOUNDARIES WILL BE CONFIRMED BY THE RECORD OF SURVEY FOR THE LOT LINE ADJUSTMENT WHEN GRANTED.

SITE PLAN
SCALE: 1"=200'

