



FOR LEASE: 151 Airport Rd, King City

Versatile industrial warehouse opportunity directly across from King City Airport, offering excellent access, power, and expansion potential.

+/- **16,355** sq ft
\$.85 sq ft + NNN

- The ±16,355 SF building is currently configured into three units (~5,300 SF each) and features three 14' grade-level roll-up doors, with the ability to add dock-high loading.
- Recent upgrades include new exterior skin, roof, insulation, sewer connection, and ADA improvements.
- Situated on ±2.14 acres across two legal parcels, the property provides significant upside for expansion, including the ability to construct an additional building or utilize excess yard space for storage and operations.
- Two APNs – expansion or development potential
- Across from King City Airport
- High power availability
- Two points of access
- Fully fenced with secure gated entry
- Ideal for manufacturing, ag processing, distribution, or specialty uses
- Cannabis use permitted (buyer to verify)

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