

# Los Caches Business Park Industrial Site Data Sheet

## Location:

Nestles and Los Coches Drive  
Soledad, California

Land Use: **Industrial**

Zoning Category: M

Divisible: **Yes**

Redevelopment Area: **Yes. City will assist the right users based on job creation potential and other factors.**

Development Status: **Vacant and clean**

## Transportation

Nearest Major Highway: US-1 01

Rail Service: Available

Rail Carrier: Union Pacific

Distance to Highway: 1/4 mile

## Utilities Infrastructure:

Water Service Provider: City of Soledad

Water Service Line Size: 14"

Sewer Service Provider: City of Soledad

Sewer Trunk Proximity:

In Los Coches Drive

Electrical Service Provider: PG&E.

Power Size Available: TBD

Natural Gas Trunk Line: in Los Coches Drive, Main along US-1 01

## Site Data:

Parcel Sizes:

Terms: **Negotiable**

Sale Price:

**Negotiable depending on location and acreage.**

Per Square Foot~ Varies, starting at \$2.50  
up to \$10/sq.ft.

Contact information:

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## Comments / Additional Data

- **Park development is covered by design guidelines for an attractive, tree-lined setting.**

- **Some parcels overlook the beautiful Salinas River, guaranteeing a delightful viewshed in permanent open space.**

- **Office and highway commercial development potential.**

Effective 3/7/03