

# City of Soledad

## LOS COCHES INDUSTRIAL PARK

ZONING:	Industrial (CUP for Commercial for Parcels 1 & 7)
TOTAL SIZE:	65 Developable Acres
PARCELS:	
Parcel	4.84 acres, divided into parcels of 2.61, .7, .9 and Dialysis Center - .9 acres
Parcel 2	5 acres
Parcel 3	Soledad Energy
Parcel 4	City Owned, 6.878 acres
Parcel 5	20 acres
Parcel 6	14.94 acres, divided into 16 parcels; parcel - 2,700 sf warehouse, 700 sf-office bldg.; parcel 8 - 5,600 sf proposed spec. bldg.; parcels 9,10 - proposed self storage facility
Parcel 7	14.98 acres
OFF-SITES:	Complete
ASSESSMENTS:	None Flat
TOPOGRAPHY:	

### FINANCIAL INCENTIVES TO BUSINESS:

The Los Coches-Industrial Park is an industrially zoned 65-acre area within the Redevelopment Area of the City of Soledad. The City of Soledad, The Soledad Redevelopment Agency, the Soledad Local Development Cooperation, the Economic Development Corporation of Monterey County and the California Community Development Block Grant Program offer an attractive array of incentives depending upon the need and opportunity.

### LOS COCHES INDUSTRIAL PARK ADVANTAGES:

1. Good rates - \$2.50 to \$10.00 per sq.ft. Depending on parcel
2. Highway access
3. Highway visibility
4. Approximately 20,000 people live within 10 miles of town
5. Labor pool - large untapped with competitive rates
6. Affordable housing
7. Cooperative local government
8. Off-sites complete without assessment fees
10. Rail access potential