

FOR SALE
13,125± SF



125 DUBOIS STREET

SANTA CRUZ, CA

\$3,500,000



125 Dubois Street | Santa Cruz, CA

PROPERTY SUMMARY

125 Dubois is a vacant warehouse awaiting its new occupant! The Seller acquired the land in the mid 1970s and proceeded to construct a 5,000± SF cinder block industrial building in the late 70s. Subsequently, an additional 8,125± SF was added in the early '80s, resulting in three separate units, each with its own metering. Currently, these units are combined into a contiguous warehouse facility, featuring a truss roof system that eliminates the need for support columns, providing seamless access.

Previously, this facility served as the home of Universal Carbide, Inc., a company that specialized in carbide drills, cutting, and grinding discs. After over 40 years of operation, the owner-operator of Universal Carbide retired. The warehouse is currently vacant. 121-123-125 Dubois boasts a substantial electrical power supply of 800A 480V 3 phase, more than sufficient for most manufacturing requirements.

Beyond the building, there is approximately 20,000 ± SF of excess land sloping up from the street, offering potential for a laydown yard space or even another industrial building. The property perimeter is entirely fenced. Access is facilitated through three roll-up door/dock high loading bays, along with a grade-level roll-up door that allows vehicles to drive directly into the warehouse.

The parking lot and loading area have been recently re-sealed. The roof is approximately seven years old. The building also has an air compressor.

Given its versatile features, the property is well-positioned for repurposing in various industrial uses, such as general warehouse/distribution or manufacturing. This makes it an ideal solution for an owner-occupant who can choose to utilize the entire building or operate out of a portion and rent out the rest to others.

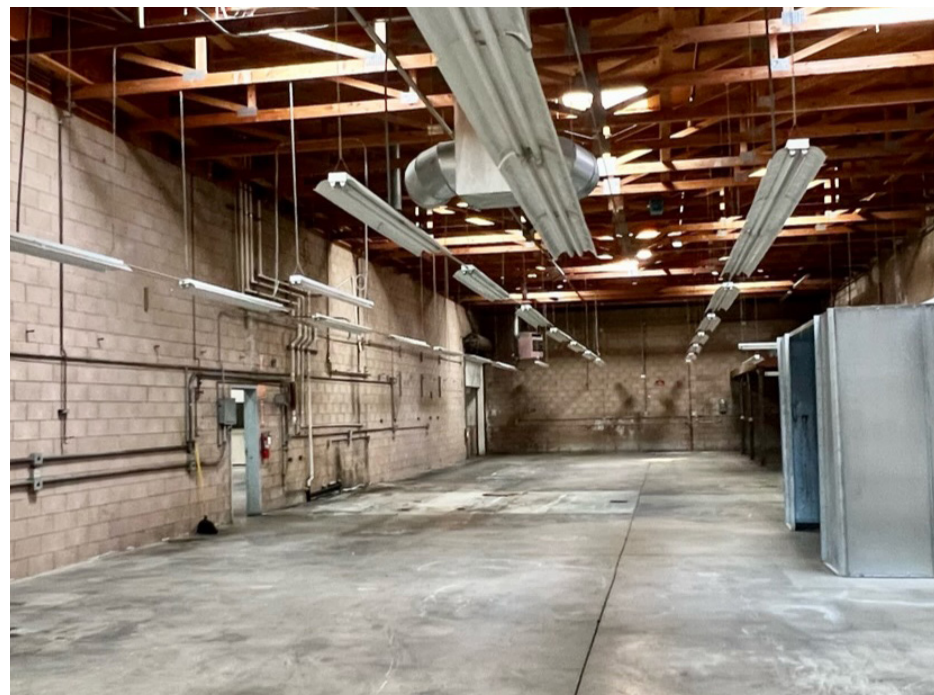


125 Dubois Street | Santa Cruz, CA

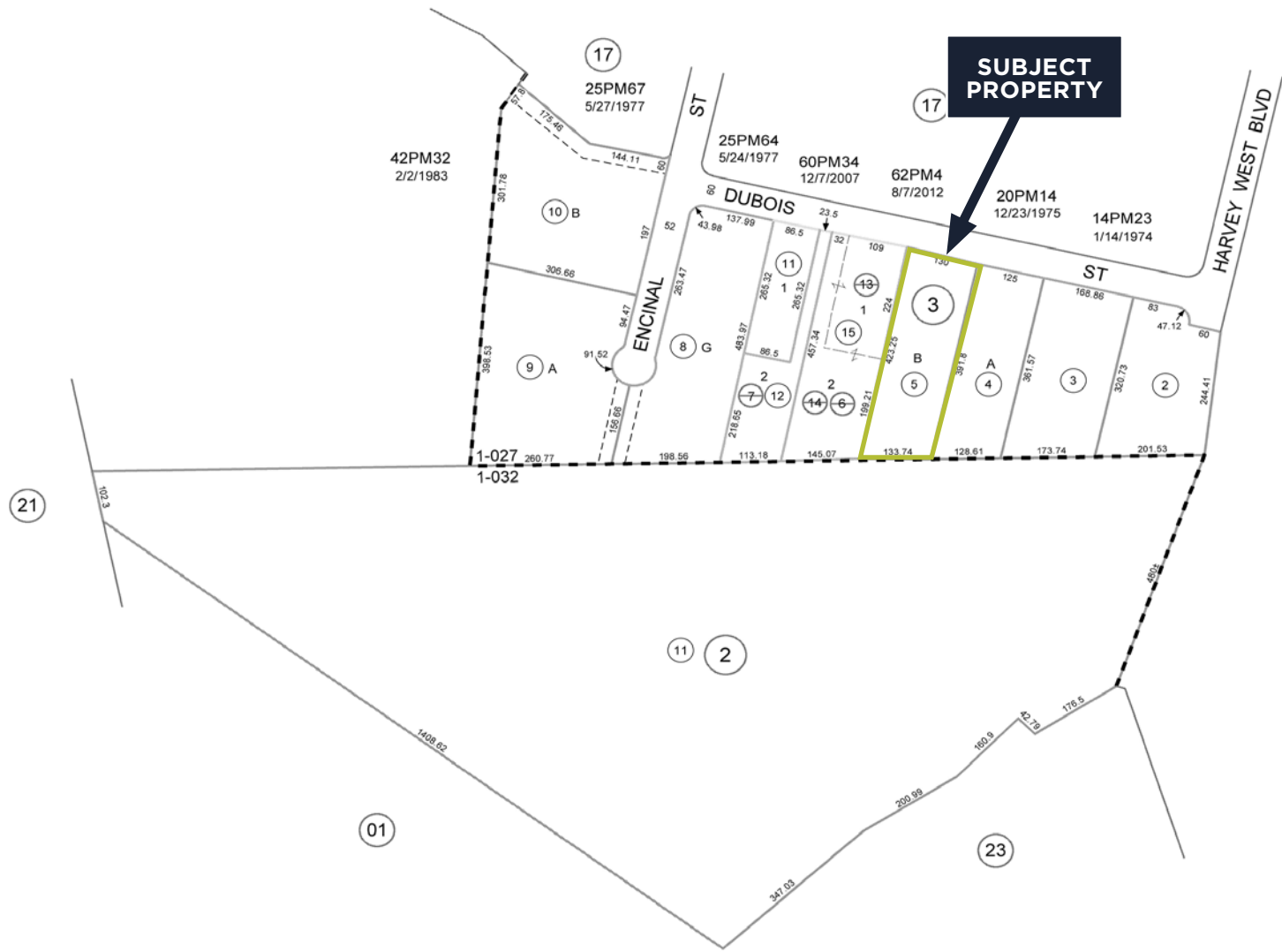
PROPERTY HIGHLIGHTS

Address:	125 Dubois Street, Santa Cruz, CA 95060 (other addresses: 121 & 123)
Building Size:	13,125± SF (per assessor)
Parcel Size:	Parcel Size: 52,969± SF (per assessor)
Street Frontage:	135± Feet fronting Dubois Street
Assessor's Parcel Number:	001-033-05
Building Type:	Cinderblock Construction - flat roof
Year Built:	1976 original construction - 5000± SF Early 80's - 8,125± SF
Zoning:	IG - General Industrial District Previous uses - manufacturing & warehouse
Roof:	60 mil TPO white roof - under guarantee
Access:	Frontage on Dubois Street. Close to State Highway One
Bathrooms:	Multiple
Parking:	25± parking stalls exist, yet there is much open paved land available for more
Power:	800A 480V 3phase
Hazardous Materials:	None known
Clear Height:	Approximately 18'-20'±
Flooring:	Concrete slab. Offices have vinyl and carpet
Easements:	See Preliminary Title Report. None known
Flood Zone:	No
Fencing:	Entire Property is fenced
Leases:	Property is Vacant
For Sale:	\$3,500,000 (\$266.67 PSF)* *(includes excess land @ ±20,000 SF)

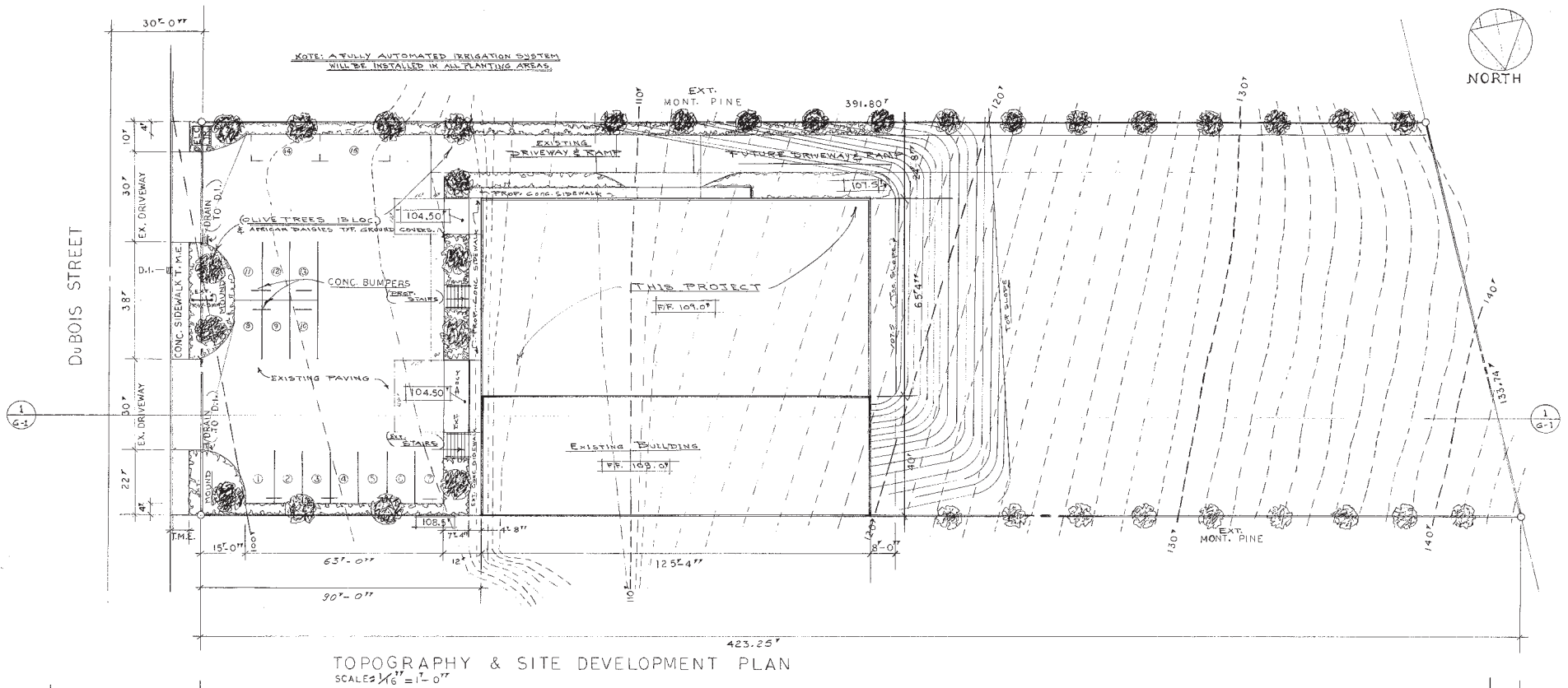
Property Related Materials available to qualified buyers.
Contact Agent for further information.



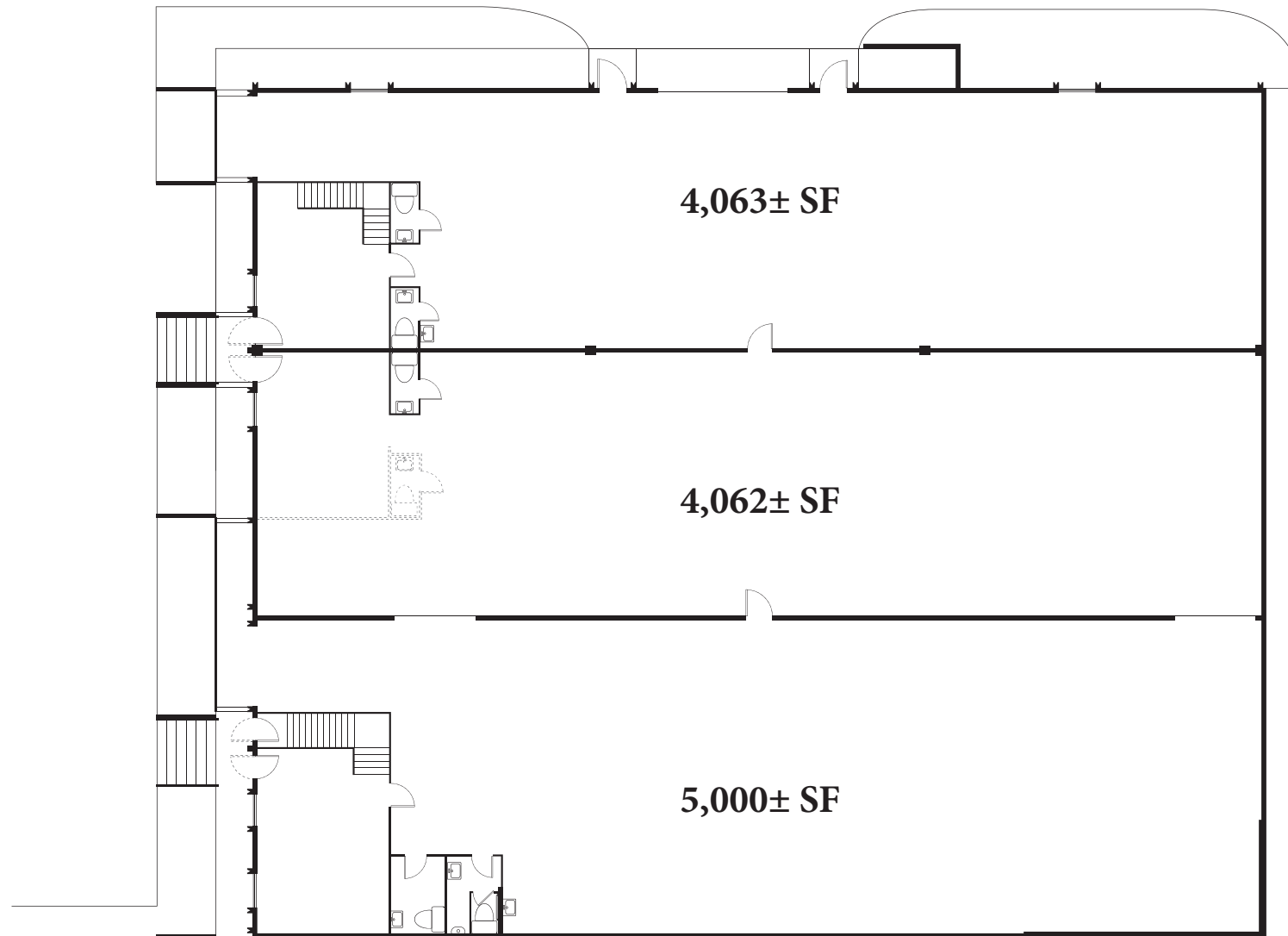
For more interior photos, [click here](#)



PARCEL MAP



TOPOGRAPHY PLAN



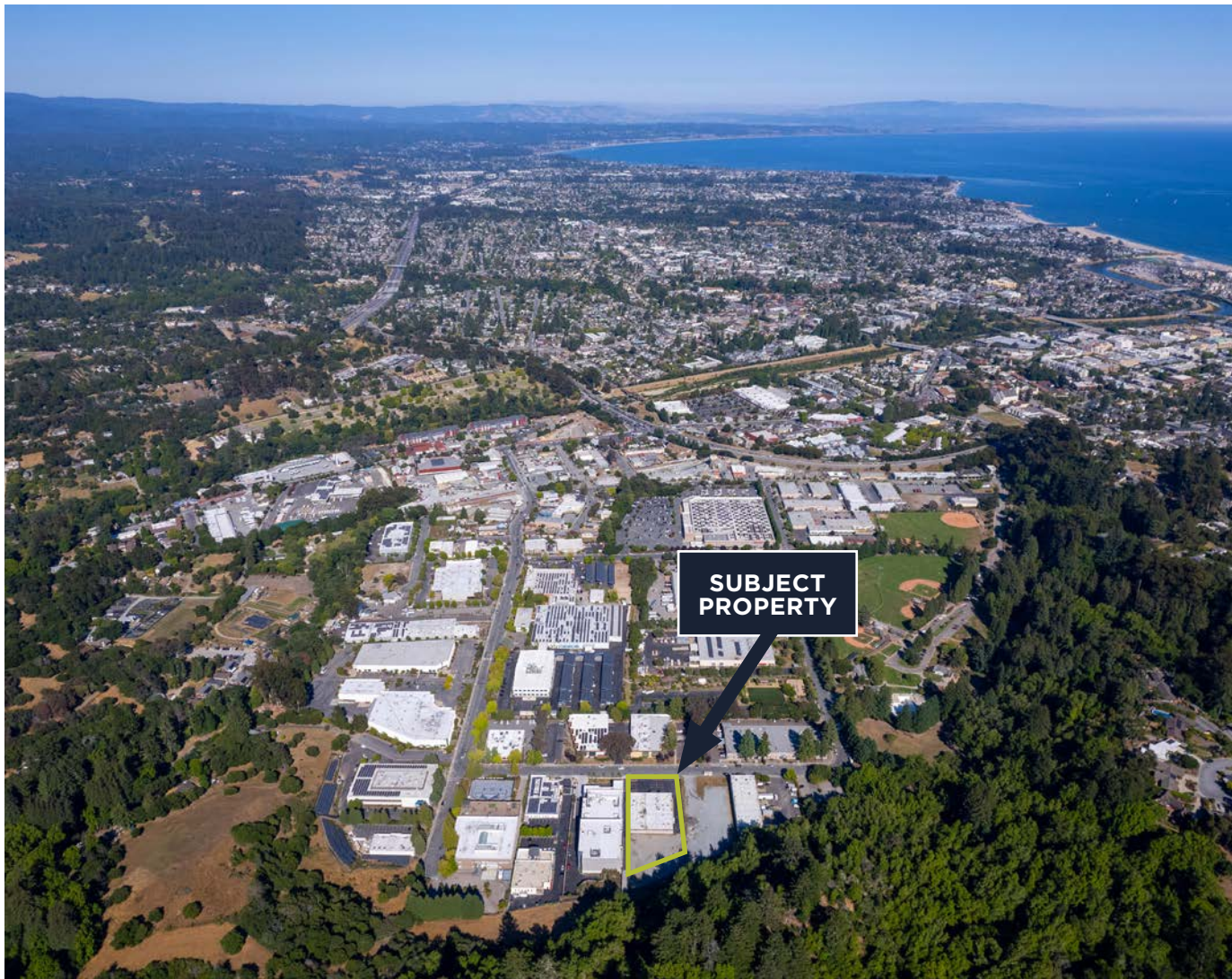
TOTAL: 13,125± SF

These measurements are approximate only.
Buyer to verify all information.

**FLOOR
PLAN**



AERIAL MAP





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|---|---|--|
| 1. PREMISES | 12. Joby Aviation | 24. Several multi-tenant industrial buildings on Encinal |
| 2. Extra Space Self Storage | 13. Joby Aviation | 25. Central Home Supply |
| 3. Georgiana Bruce Kirby School | 14. Joby Aviation | 26. Gateway Shopping Center |
| 4. Santa Cruz County Office of Education | 15. Geo. H Wilson - ACCO HVAC contractors | 27. Downtown Santa Cruz |
| 5. Santa Cruz County Office of Education | 16. UPS | 28. Santa Cruz Beach Boardwalk |
| 6. Office/Industrial Condo Project - five units | 17. Costco | 29. Santa Cruz Wharf |
| 7. Multi tenant industrial bldg. | 18. Costco | 30. UCSC (not in photo) |
| 8. Multi tenant industrial | 19. Graniterock | 31. Santa Cruz Westside |
| 9. Multi tenant industrial | 20. Multi tenant industrial | 32. State Highway 1 |
| 10. Vacant Land Owned by Juliano Family | 21. Portuguese Hall | 33. Santa Cruz Yacht Harbor |
| 11. Joby Aviation | 22. Tannery Arts Center | 34. Towards Capitola |
| | 23. Santa Cruz Muni Transport yard | |

PROXIMITY MAP

2030 North Pacific Ave, Suite D | Santa Cruz, CA

CITY OF SANTA CRUZ

Santa Cruz, a premier coastal California city, is conveniently located just 30 miles from Silicon Valley. It boasts a unique blend of home-grown companies and an increasing number of technological firms that have chosen to establish a presence in the city to complement their Silicon Valley headquarters. Much of the city's technological innovation is driven by the University of California Santa Cruz, with a specific focus on environmental technologies and sustainability.

Renowned as one of the "Top 20 Small Beach Towns in the World," Santa Cruz has experienced a significant surge in housing demand following the pandemic. As a result, the city has transformed into a mecca for outdoor enthusiasts, attracting visitors from around the globe. With activities ranging from surfing to mountain biking and everything in-between, millions of people come to Santa Cruz to experience its diverse and captivating offerings.

CAPITOLA VENETIAN



BOARDWALK



MAIN BEACH VIEW OF BOARDWALK



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