

# Santa Cruz firm buys old Crosetti plant

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The former Crosetti Foods plant in Pajaro has been sold to a Santa Cruz company that has renamed it the Pajaro Industrial Center — and vows to make the complex live up to its name.

"It shows a really significant belief in Watsonville — taking some run-down buildings and providing needed food-processing space — backed up with significant dollars," said Jack Schneider, one of the Blickman Turkus commercial real estate agents who has been working on the sale for more than a year.

The selling price was more than \$4.5 million, Schneider said, and the deal was completed last week.

The complex at 225 Salinas Road is already home to three industrial tenants. These are Americold, a cold storage company with several locations in the Watsonville area; a fish processing factory called Squid Machine Incorporated; and the Pajaro water district.

Schneider said this morning that the company, Encinal Partnership No. 1, plans to build more industrial buildings on the 9.75-acre site. He said about 4 acres of the parcel are undeveloped. For now, however, Encinal will concentrate on "getting the place cleaned up," he said.

The earthquake damage at the complex was "minimal," he said.

Crosetti moved from the complex in 1987 when it merged with the former Watsonville Canning Company. The new, combined Norcal-Crosetti Frozen Foods company operates at the former Watsonville Canning plant on Ford Street in Watsonville.

The principals in the Encinal Partnership were not available for comment by press time.