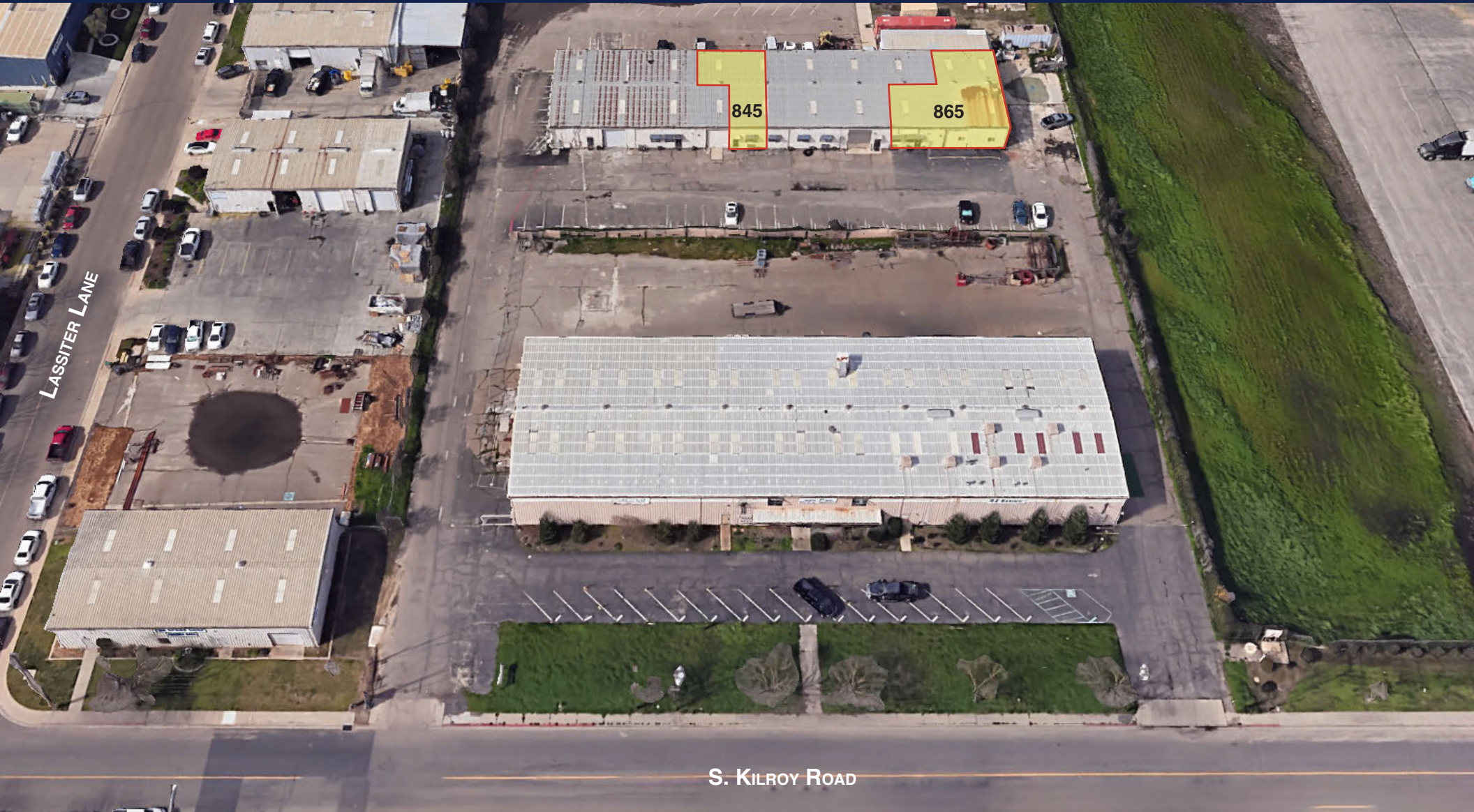


**PRIME  
LOCATION**

# FOR LEASE

845 & 865 S. KILROY ROAD • TURLOCK • CA • 95380



*The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

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DES@PMZ.COM

**PRIME  
LOCATION**

# PROPERTY SUMMARY

**ADDRESS:** 845 & 865 S. Kilroy Road • Turlock  
**LEASE RATE:** \$ 1.00 PSF  
**VACANT SF:** ± 1,400 - 2,500 SF  
**LOT SIZE:** ± 430,808 SF • ± 9.89 AC

**YEAR BUILT:** 1972  
**COUNTY:** Stanislaus County  
**PROPERTY TYPE:** Industrial  
**PARCEL NUMBER:** 044-055-016  
**PROCURING BROKER FEE:** 2.5%

## PROPERTY DESCRIPTION:

Turlock is centrally located in the heart of the Central Valley, providing easy access to major highways.

## HIGHLIGHTS:

### 845

- ± 1,400 SF
- Two (2) Offices
- Two (2) Labs/Rooms
- Two (2) Open Areas
- Large Kitchen/Breakroom

### 865

- ± 2,500 SF
- Large Entry/Reception Area
- Nine (9) Offices
- One (1) Classroom
- Two (2) Restrooms



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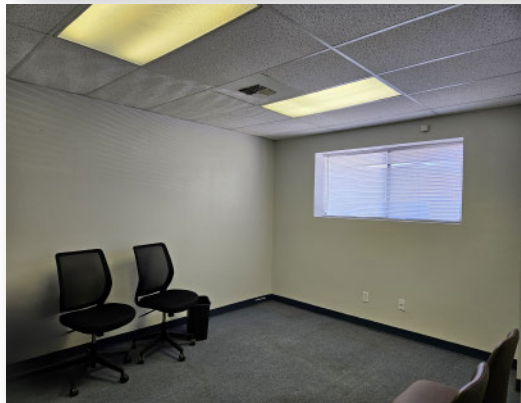
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# PHOTO GALLERY

845 S. KILROY ROAD



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# PHOTO GALLERY

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LOCATION

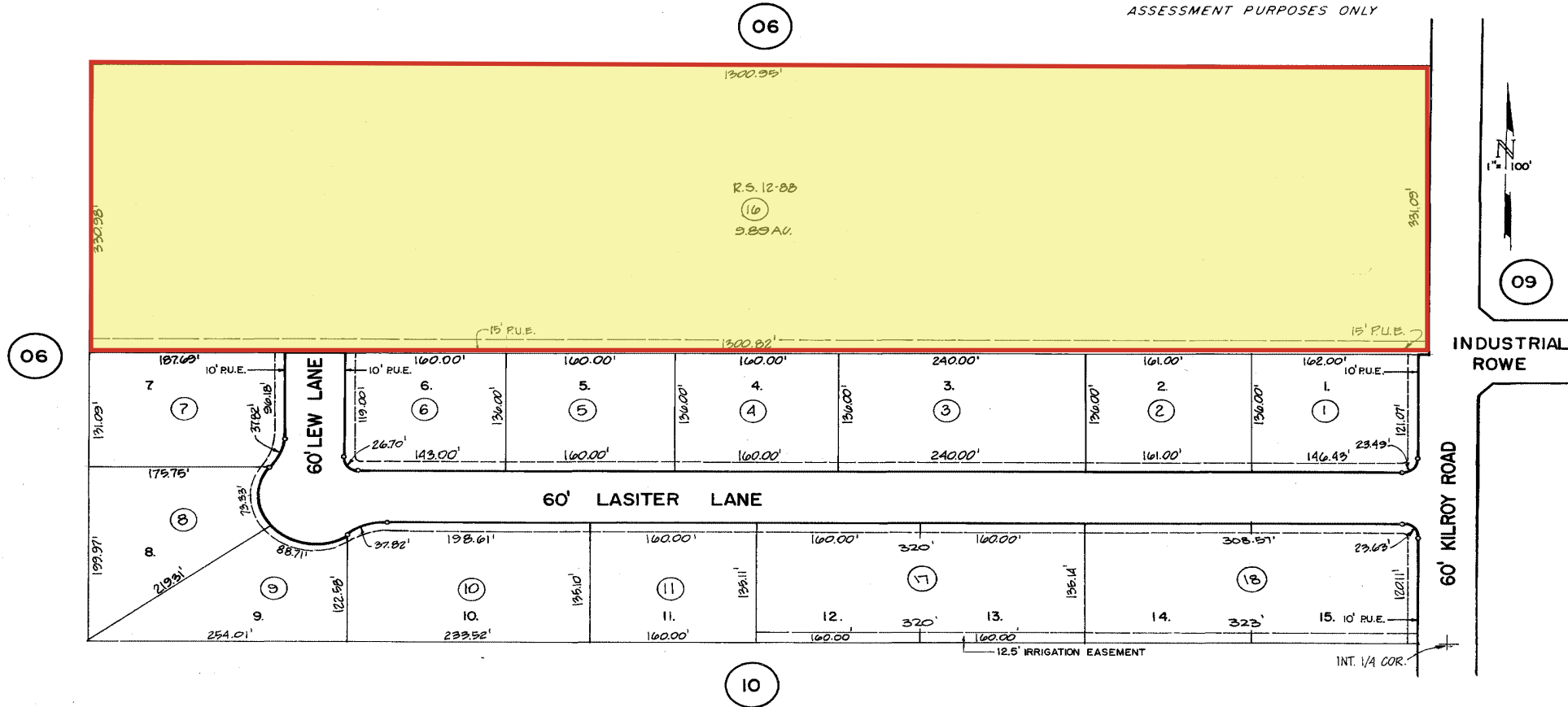
# PARCEL MAP

POR. - S. 1/2 OF NW. 1/4 SECTION 21 T.5S. R.10E. M.D.B. & M.  
WESTSIDE INDUSTRIAL PARK  
(29 M 88)

007 001

44 - 55

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY



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FROM 44-06  
REDRAWN 5-20-81  
UPDATED 7-14-88, 11-14-06 DH

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Index



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# LOCATION MAP



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# AERIAL VIEW



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