



**COMMERCIAL**  
REAL ESTATE

# For Sale

## 531 N Walnut Ave Turlock CA



Parcel 3:  
3.13 ac

Parcel 2:  
3.136 AC

Parcel 1:  
**SOLD**  
3.136 AC

Parcel 4:  
3.511 AC

To discuss your property or any commercial real estate needs please contact:

[PMZCommercial.com](http://PMZCommercial.com)

**JORDAN AMARANT**

DRE# 01911219

209.345.8209 | [jamarant@pmz.com](mailto:jamarant@pmz.com)

**SOLD** Parcel 1

**APN: 089-014-044**

**Lot Size: 3.11 ac**

**Price: \$1,084,056**

Parcel 2

**APN: 089-014-045**

**Lot Size: 3.13 ac**

**Price: \$1,024,643**

Parcel 3

**APN: 089-014-046**

**Lot Size: 3.13 ac**

**Price: \$983,657**

Parcel 4

**APN: 089-014-047**

**Lot Size: 3.49 ac**

**Price: \$1,096,380**

Property Description

**Total of +/- 12.92 Acres of Highly Visible Industrial land. Available property consists of 4 separate parcels, ranging in size range 3.13 Acres - 3.51 Acres, Parcels can be sold individually or group together. Zoning is Industrial Business Park, which allows for a wide variety of uses. Inquire with City of Turlock Planning Department for additional information on allowed uses.**

**The Property is located in the Westside Industrial Specific Plan (WISP) on the west side of Highway 99 with convenient access to Highway 99 and W Main Street. Excellent visibility from Hwy 99 providing for high visibility and natural advertising Prime location for an owner user, or investment development project. Utilities and Services reasonably available at the property.**



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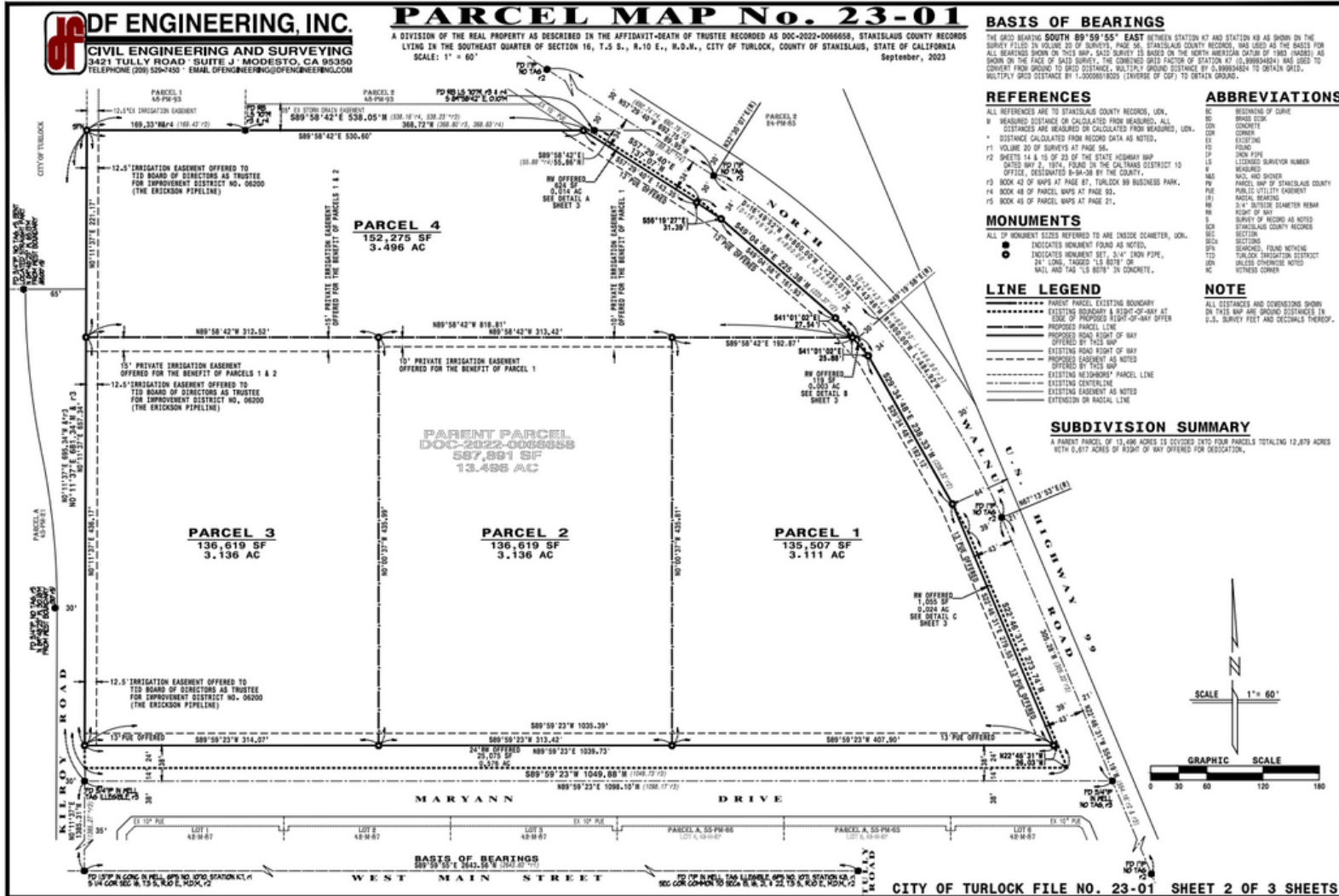
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