

FOR LEASE

11290 VALLEJO COURT | FRENCH CAMP, CA 95231



Two Buildings totaling 30,500± SF
Large fully paved 4± acre yard
Corner of Roth Road and Vallejo Court

BLDG
2

BLDG
1

For more information contact:

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MASON CHAMBLISS | Associate | DRE # 02237204 | C 925.336.9660 | O 209.983.1111 | mchambliss@lee-associates.com

PROPERTY FEATURES

Total Building Size:	+30,500 SF (Tenant to Independently Verify all Square Footage)
Building 1:	+12,000 SF (100' x 120'). Min Clear is 16'. Skylights and LED Lighting. Two 14' x 14' and One 12' x 14' Ground Level Doors. Attached 30' x 80' Awning
Building 2:	+12,000 SF (100' x 120') with attached +4,500 SF (50' x 90') Manufacturing Building. Restroom, Breakroom, and Lab Area 16' – 24' Min Clear. Skylights and LED Lighting. Two 14' x 14' and One 14' x 12' Ground Level Doors
Building 3:	Office +2,000 SF (40' x 50') Five (5) Private offices. One (1) conference room. Two (2) Refurbished restrooms. One (1) reception/office space has all new lighting, flooring and paint.
Power:	800 Amp, 240/480 Volt, 3 Phase (Tenant to Verify)
Dock High Loading:	On site existing portable Dock High loading ramp between the two buildings
Yard:	Approximately 2/3 of Site is Surfaced with Asphalt or Concrete Owner is in process of paving 100% of yard area
Zoning:	I-L (Limited Industrial) Zone, San Joaquin County (Verify)
APN:	193-380-040
Location:	Excellent Location off I-5 Corridor (San Joaquin County) Major Trucking Corridor and Less than .5 Miles from Union Pacific's +230 Acre Northern California Intermodal Facility Corporate Neighbors include, UPS, Amazon, Pilot Travel Center, Penske Logistics and Clorox



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PROPERTY PHOTOS



2,000± OFFICE



12,000± BLDG #1



12,000± BLDG #2



INTERIOR BLDG #2

PROPERTY PHOTOS

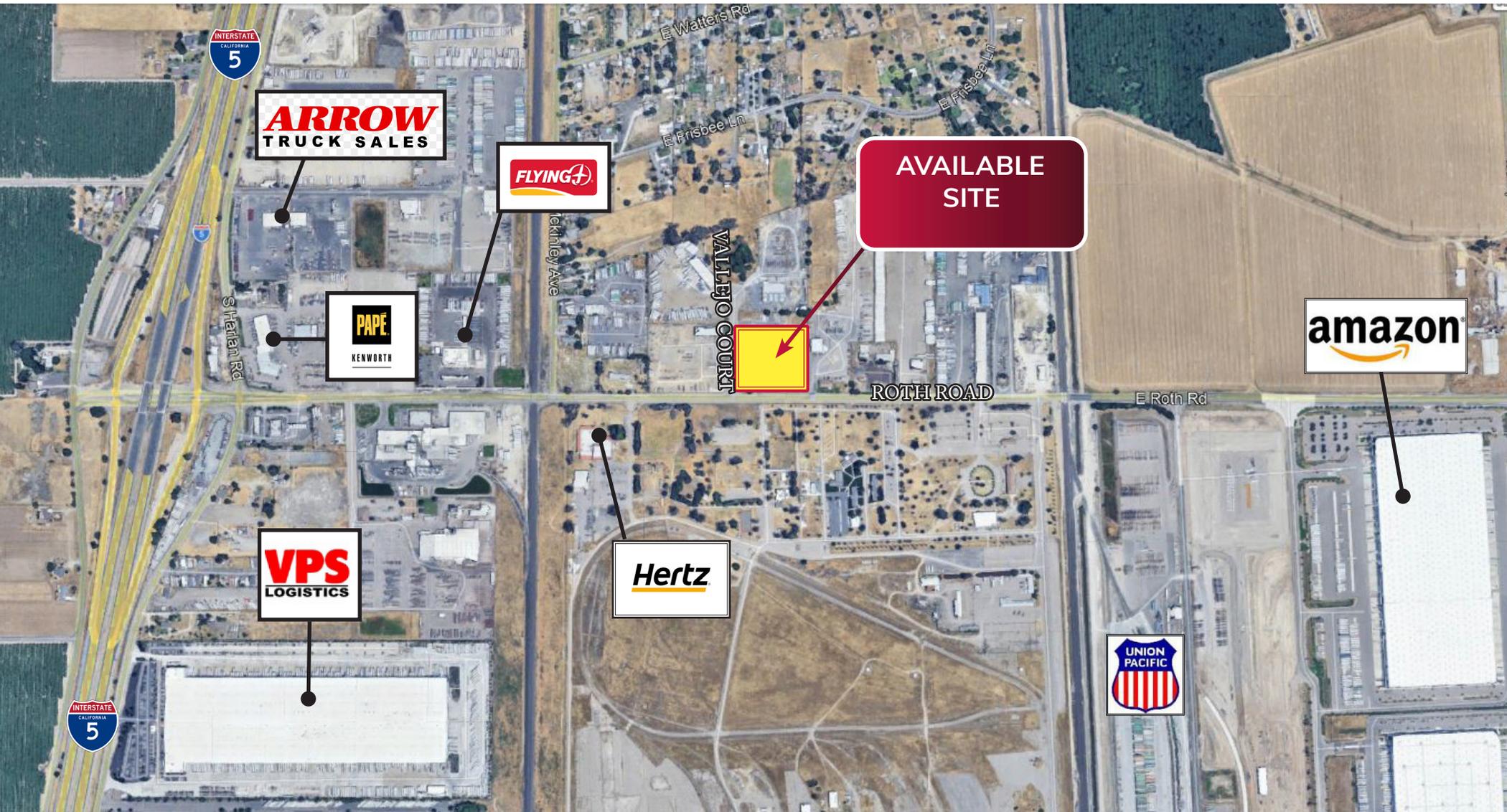
- Yard areas to be 100% paved
- 0.05 miles from Union Pacific Intermodal facility
- High visibility location with easy Interstate 5 access

PRICING: CONTACT AGENT FOR PRICING



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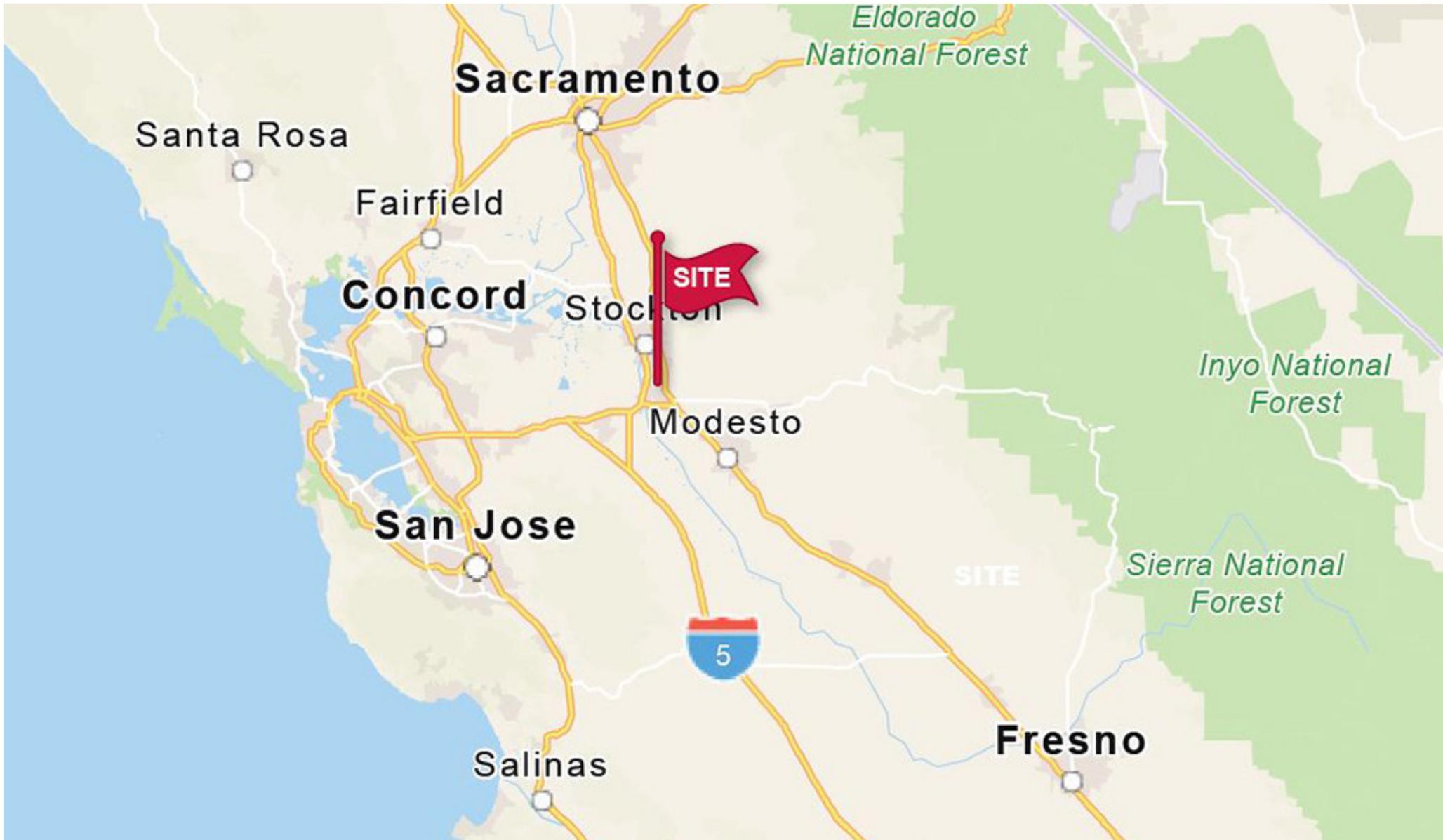


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