

FOR SALE or LEASE
Heavy Commercial Zone with Freeway Frontage
743 N. TULLY RD., TURLOCK, CA 95380



HEAVY COMMERCIAL ZONING
GREAT LOCATION FOR COMMERCIAL SALES
AND DISTRIBUTION

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Property Summary

SALE PRICE: ~~\$3,900,000.00~~ Reduced to \$3,600,000.00

LEASE RATE: \$1.00 PSF/MO for Covered Area

STANISLAUS COUNTY APN: 089-014-001-000

PARCEL SIZE: 118,919 SF (2.73 ACRES)

PROPERTY TYPE: COMMERCIAL SALES, DISTRIBUTION,
AND STORAGE

ZONING: CITY OF TURLOCK CH- HEAVY COMMERCIAL

TRAFFIC COUNTS: Freeway 99 -2020 Avg. Daily: 87,803

YEAR BUILT: BLDG. A 1980 AND BLDG. B 1985

FULLY FENCED WITH SECURITY CAMERAS

SURPLUS LAND FOR EXPANSION OR OUTSIDE STORAGE

BLDG. #A: OFFICE:	1,200 SF
WAREHOUSE STORAGE:	8,340 SF
FOUR 12X12 DOCK DOORS	
19'3" CLEAR HEIGHT	
COVERED CANOPY	3,600 SF

BLDG. #B: WAREHOUSE/STORAGE	7,200 SF
ONE DOCK DOOR	
17'4" CLEAR HEIGHT	
FIRE SPRINKLERS	
COVERED CANOPY	7,000 SF

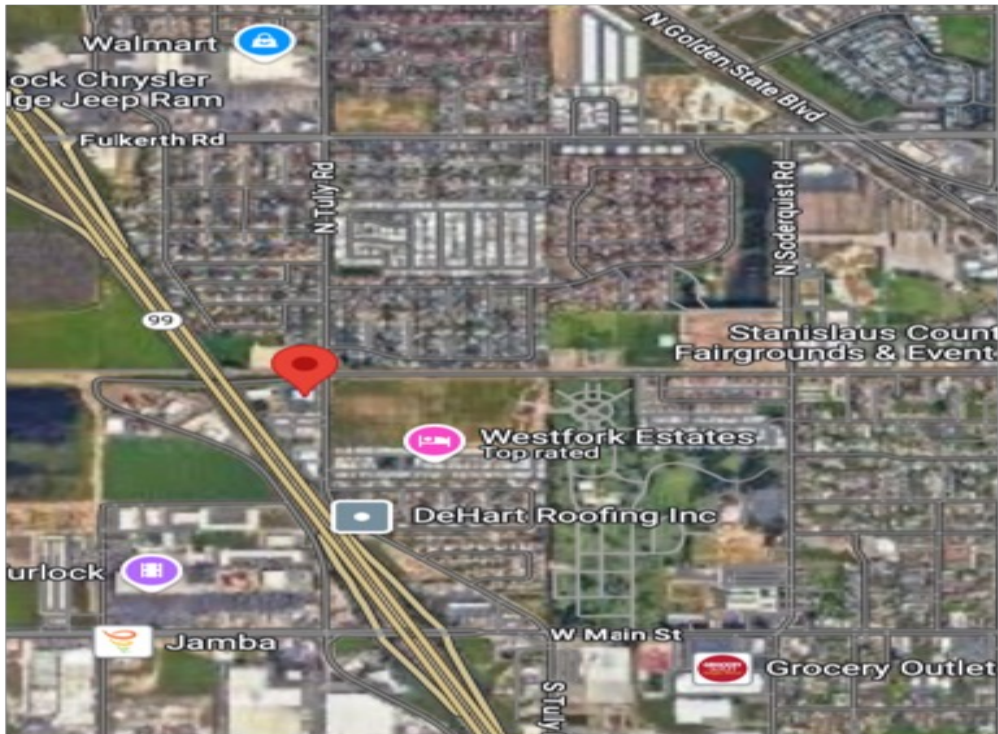
TOTAL COVERED AREA:	27,340 SF
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POWER: 200 AMP SINGLE PHASE SERVICE
200 AMP 240v 3 PHASE SERVICE

PROPERTY PHOTOS







EDUCATION
SPACE

