

OFFERING MEMORANDUM

AVAILABLE FOR LEASE

**1649 CARNEGIE ST,
TURLOCK, CA 95380**

Highlights:

- APN: 071-038-058-000
- Lease Rate: \$3,000 per month
- Lease Type: NNN
- ±2,400SF Industrial/Flex Space
- ± 6,098 SQFT Lot
- Prime Turlock Industrial Location
- Functional Warehouse & Office Layout
- Ground-Level Roll-Up Door
- Located in the Established M&T Industrial Park

BUILDING SIZE

2,400

LOT SIZE

6,098

ZONING

**CH Heavy
Commercial**

YEAR

1985

Prepared by Adroit Real Estate

ADROIT | COMMERCIAL
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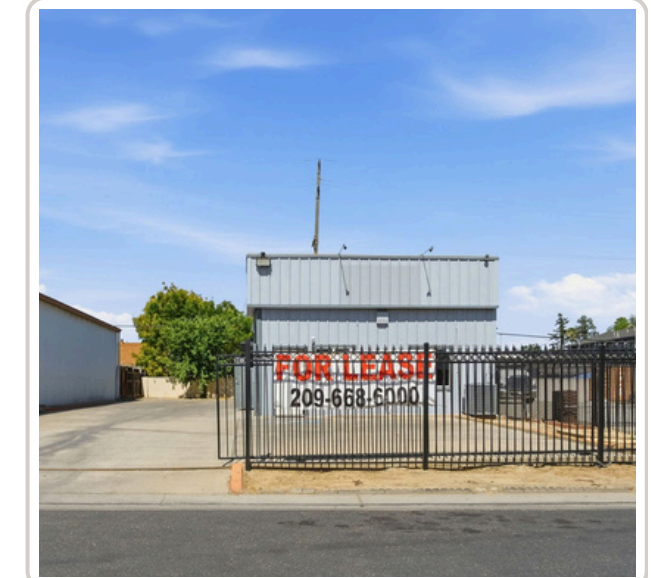
Aerial View

Executive Summary

Lease Price: \$3,000.00 NNN

Established Industrial Location Offering Functional Space for Growing Businesses

1649 Carnegie Street presents an excellent leasing opportunity within Turlock's established industrial corridor. Located in the M&T Industrial Park, the property offers functional warehouse space with convenient access to Highway 99, making it an ideal location for distribution, manufacturing, warehouse, contractor, and service-related businesses. Its strategic location, efficient layout, and proximity to major transportation routes provide businesses with exceptional operational flexibility.



Interior & Exterior Overview

Former Bank

Situated within Turlock’s thriving industrial market, 1649 Carnegie Street provides businesses with a functional location surrounded by established commercial and industrial users



Three Roll-Up Doors



Functional Interior Space



Convenient Drive-In Access



Functional Warehouse Layout



Established Business Corridor



Industrial Location

Office & Administrative Space

The property offers a well-designed office area providing a professional setting for administrative functions, customer interactions, and daily business operations.



Key Features

- Dedicated office and administrative area
- Welcoming reception area for clients and visitors
- Private workspace for management or staff operations
- Restroom conveniently located within the office area
- Functional layout supporting business efficiency
- Professional environment for customer and employee interactions
- Ideal combination of office and warehouse functionality

Key Property Facts

*A concise summary of the information currently being marketed for the opportunity.
Tenants should independently verify all measurements, uses, and development assumptions.*

ADDRESS

1649 Carnegie St,
Turlock, CA 95380

APN

071-038-058-000

LOT SIZE

0.143 Acres

ZONING

CH
Heavy Commercial

EXISTING USE

Former Auto Detail

PARKING

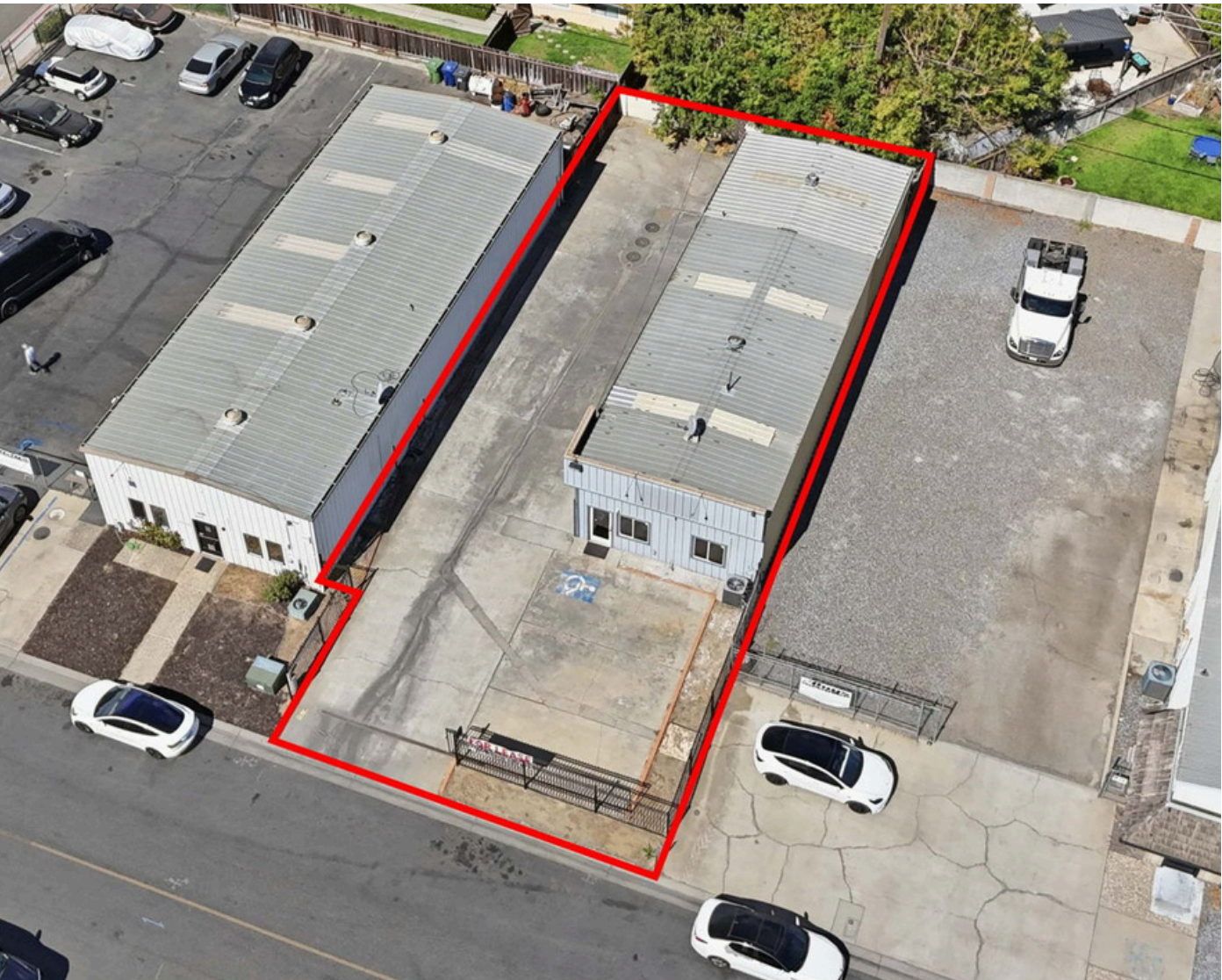
On site parking

PROPERTY TYPE

Industrial / Flex Space

SPECIAL FEATURES

Functional Warehouse & Office
Layout



**Per owner / broker. Buyer should verify public parking availability, management, and any future changes.*

IDEAL USES:

- Automotive Services & Detailin
- Contractor Operations
- Warehouse & Distribution
- Service - Based Businesses
- Equipment & Supply Companies
- Light Industrial Applications
- Owner-User Businesses

**Prospective tenants should verify permitted uses and any required approvals with the City of Turlock.*

CH Heavy Commercial Zoning Snapshot

Heavy Commercial (CH) zoning provides flexibility for a broad range of commercial activities, supporting businesses that require space for operations, customer service, storage, and specialized services. This designation is intended to accommodate more intensive commercial uses and creates opportunities for a variety of business users seeking a strategically located property

- Allows for a wide range of commercial business activities
- Supports service-oriented and operational businesses
- Well-suited for businesses requiring warehouse, office, and customer-facing space
- Provides flexibility for automotive, contractor, and trade-related users
- Accommodates businesses needing functional access and operational efficiency
- Supports retail, wholesale, and commercial service opportunities
- Offers adaptability for evolving business needs
- Creates flexibility for owner-users, tenants, and future commercial opportunities

ZONE

CH

USE FLEXIBILITY

Wide use range

SITE ACCESS

Accesible location

ZONING ADVANTAGE

Commercial Opportunity

PROPERTY FEATURES

Roll up doors, office space

LOCATION ADVANTAGE

Strategic Location

Design review note

Any exterior modifications, site improvements, signage changes, or tenant improvements may be subject to review and approval by the City of Turlock in accordance with applicable Planned Development standards.

POTENTIAL USES

Strongest fits / permitted uses

1. Automotive Services & Detailing

The property's roll-up doors, functional warehouse layout, and office/reception area provide an ideal setup for automotive detailing, vehicle services, and related operations.

2. Contractor & Trade Businesses

A practical layout designed to support contractors, including electrical, plumbing, HVAC, construction, and other service-based businesses requiring office and operational space.

3. Warehouse & Distribution

The property offers functional warehouse space with direct access, making it suitable for storage, inventory management, supply operations, and distribution-related users.

4. Equipment & Supply Operations

The combination of warehouse space and office functionality creates an efficient environment for businesses involved in equipment sales, supplies, rentals, or service operations.

5. Service-Oriented Businesses

The property provides flexibility for a variety of commercial users seeking a location that supports customer interactions, administrative functions, and daily business operations.



**Prospective tenants should independently verify permitted uses, zoning requirements, and any required approvals with the City of Turlock Planning Department.*

Disclosure

The information contained within this Offering Memorandum (the “Memorandum”) is strictly confidential and intended solely for the exclusive use of the recipient. This Memorandum has been compiled by Adroit Real Estate (“Brokerage”) from sources believed to be reliable; however, the information herein has not been independently verified.

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