



For Sale

35275 S. Welty Road | Vernalis, CA

**±82,000 SF MANUFACTURING / LIGHT DISTRIBUTION
FACILITY ON ±5.85 ACRES**

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Property Summary

Manufacturing / Light Distribution facility with yard ready for immediate occupancy with direct access to Interstate 5 & 580, State Highway 132 and Highway 33.

The facility is improved with 6,868 SF of office including administrative & warehouse restrooms, large break room, private offices and large open bullpen area.

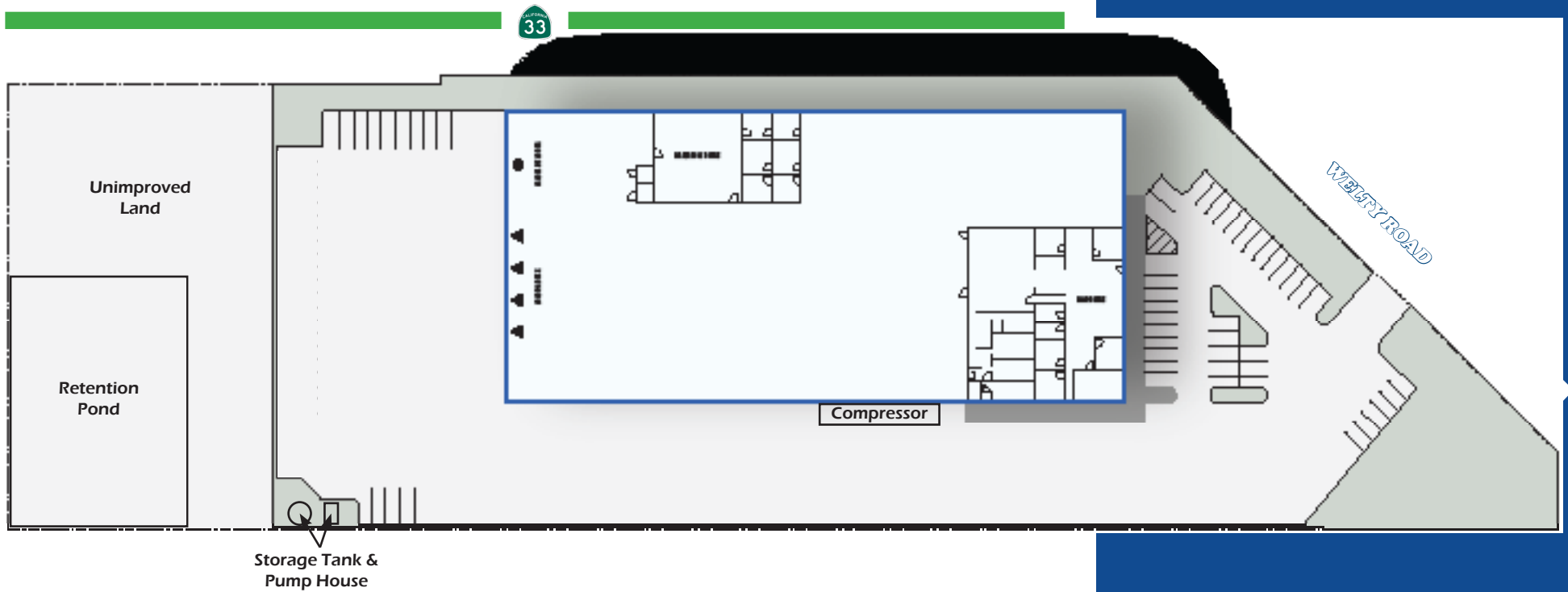
Heavy power is distributed throughout the building. The facility is equipped with radiant tube, space heaters, exhaust/ventilation system and sprinklers with on-site pump house.

Sales Price: \$8,990,000

Property Specifications

Building Size:	±82,000 SF (164' x 500')
Parcel Size:	±5.85 acres
APN:	255-180-090
Main Office Size:	±5,680 SF Consisting of a reception area, bullpen area, eight (8) private offices, breakroom & four (4) restrooms
Shop Office Size:	±950 SF
Shipping Office Size:	±238 SF
Dock Doors:	Four (4) with pit levelers, lights, locks & bollards
Grade Level Doors:	One (1)
Sprinklers:	Yes with on-site tank & pump house
Clear Height:	±16' - 24'
Column Spacing:	±25' x ±47' & ±25' x ±64'
Truck Court:	±200' w/ concrete truck apron
Indicated Power:	3,000 amps, 277/480V, 3-phase
Auto Parking:	±68 stalls
Skylights:	Yes
Construction Type:	Steel frame / metal siding
Zoning:	I-W, Warehouse Industrial (San Joaquin County)
	Insulated walls / ceilings
	Radiant tube / space heaters
	On-site storm drainage
	Septic / well system
	Compressor

Property Site Plan

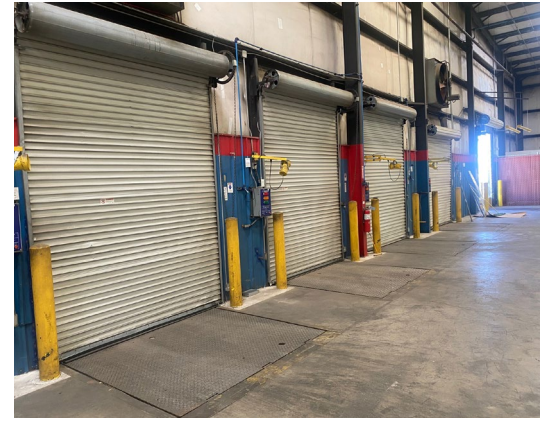


*Site plan is not to scale and shall be used for reference purpose only

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Property Photos



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Exclusive Brokers - Industrial Services Team:

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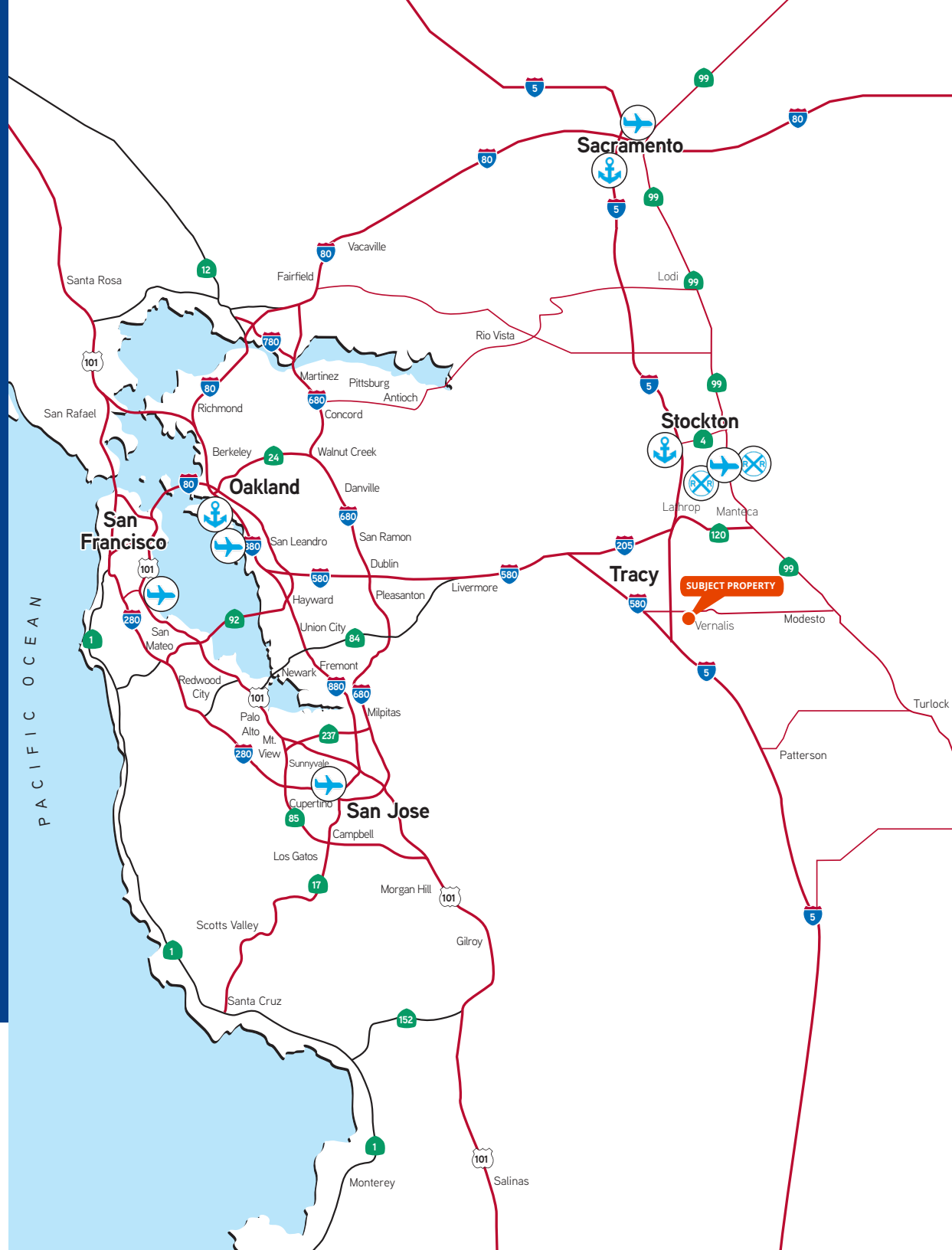




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