

OUTDOOR STORAGE/SALES SITE FOR SALE

8025 W 11TH STREET, TRACY, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



SITE SUMMARY:

SIZE: 3.07± Acres

APN: 250-140-070

ZONING:

CG - (Commercial General - San Joaquin County) Flexible zoning for potential uses* to include construction services, auction sales, automotive sales/services, equipment sales/repair (farm & construction), landscaping services, truck parking, sales and service

SITE ACCESS:

Easy access to I-205, I-5 and I-580. Strategically located 45 miles east of the Port of Oakland and 60 miles south of Sacramento.

*subject to administrative use permit by zoning administrator

SALE PRICE: \$2,995,000.00

For more information contact:

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MILEAGE TO MAJOR MARKETS

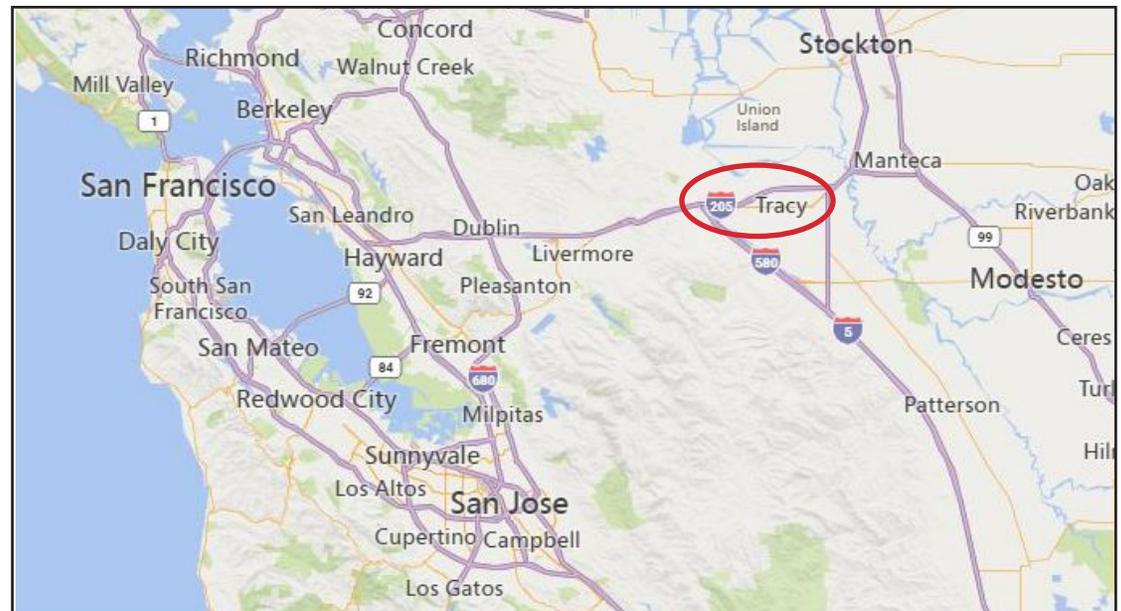
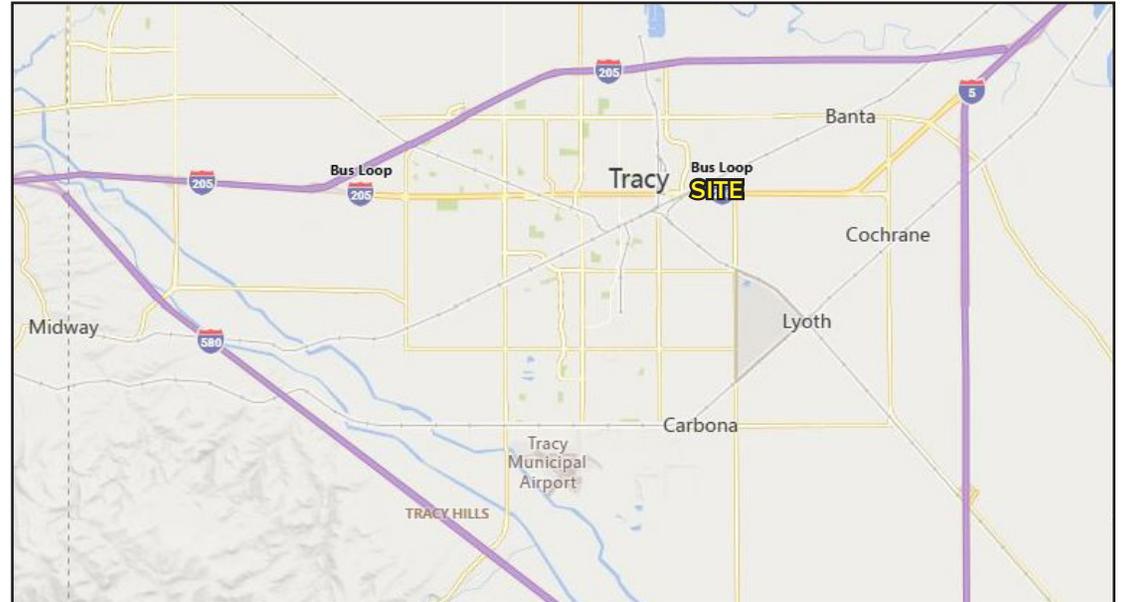
Sacramento:	66 miles
Stockton:	19 miles
Oakland:	55 miles
San Francisco:	78 miles
Los Angeles:	330 miles

AIRPORTS

Sacramento Int'l:	76 miles
Stockton Metro:	17 miles
Oakland Int'l:	48 miles
San Francisco:	66 miles

PORTS

West Sacramento:	68 miles
Stockton:	20 miles
Oakland:	53 miles
San Francisco:	79 miles



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