

For Sale | Industrial/Ag Facility

14450 Walnut Grove-Thornton Road, Walnut Grove, CA

Asking Price: \$3.2M



Walnut Grove - Thornton Road

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Walnut Grove - Thornton Road

Property Overview

This 4.5-acre M-2 zoned property, offers an ideal location for industrial uses requiring excess secured yard space. Situated five miles off Interstate Five, and just under 30 miles from both downtown Sacramento and Stockton, the property provides excellent accessibility to both markets. The site was formerly used as a concrete batch plant with the capacity to produce 175-225 yards of concrete per hour. Recent renovations occurred across the entire site and include upgraded office finishes and new concrete work across a large portion of the yard. Being minutes from the freeway but also surrounded by agricultural land, it makes this a dynamic site for both industrial or agricultural based users.

Property Details

Asking Price

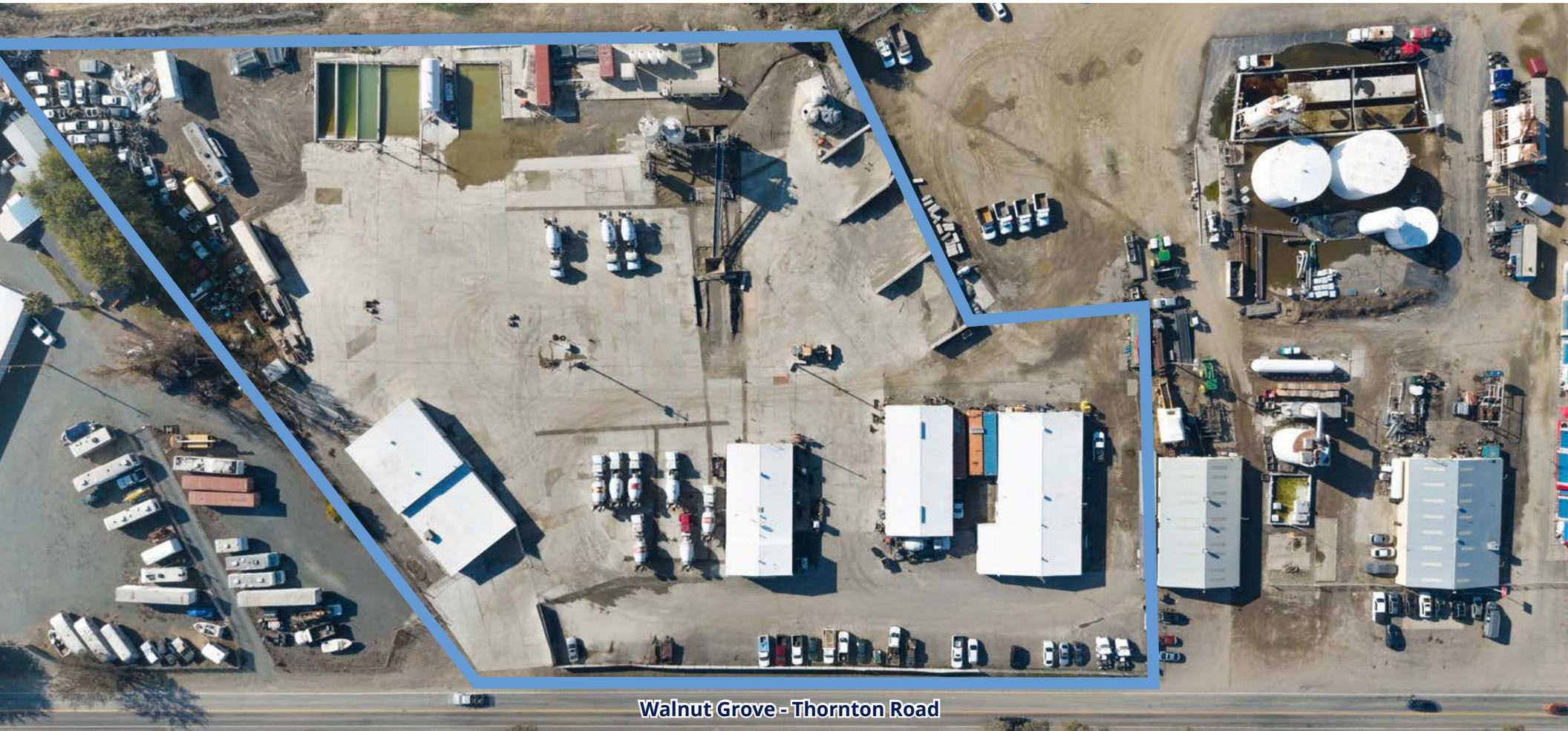
\$3.2M

Specifications

- ±17,700 SF total foot print
- ±18,500 SF total structures
- ±14,400 SF warehouse
- ±4,100 SF office
- ±60,256 SF yard area
- ±4.52 AC (±196,891 SF)
- Fourteen (14) grade level doors
- Two (2) dock high doors
- ±8' - 16' clear height
- Metal construction

Highlights

- Built in 1979-1982
- Renovated in 2023
- Over ±2 AC of asphalt and concrete installed in 2023
- 400 Amps of 277/480v power
- SMUD
- M-2 Zoning (Sacramento County)
- Partially graveled, concrete, fenced, and security lit yard
- Multiple ingress/egress points surround the yard space
- High-end finishes



Walnut Grove - Thornton Road

Property Photos



Building Information

14450, 14460, & 14470 Walnut Grove Thornton Road

4.52 Acres owned by ALTA Enterprise Group, LLC

Building C

Mechanics Garage, measuring 40' x 80' with two bay doors, ample storage, and a designated administrative area.

Building B

This two-story building measures 80' x 40'. The first floor is split in 55' x 40' of garage/warehouse space, with a bathroom, and 25' x 40' office space that was remodeled in 2023. The office space offers a lobby, two offices, two bathrooms downstairs, a conference area with two offices upstairs, a kitchenette, and a bathroom.

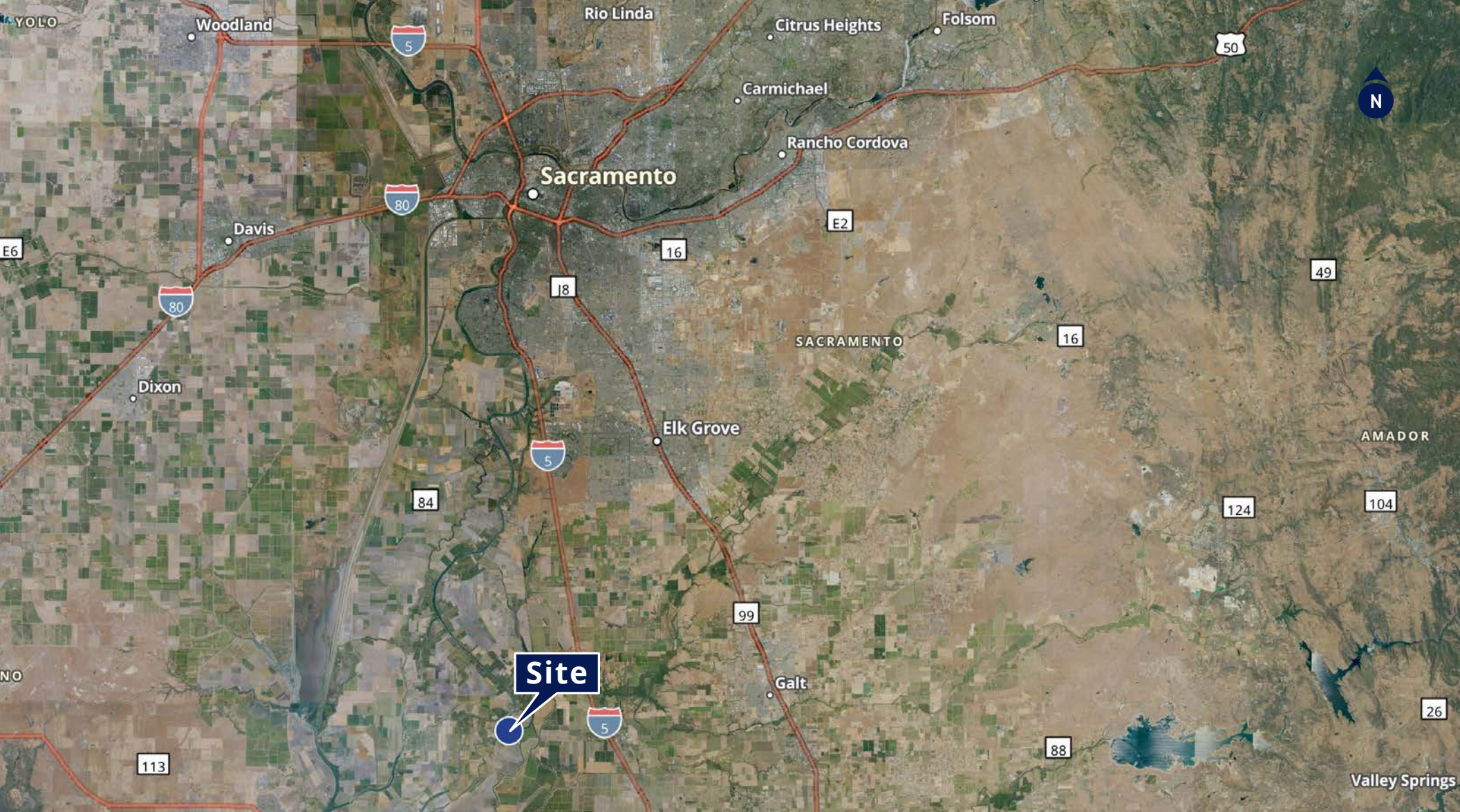
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Building D

The building is split between a garage/warehouse area measuring 70' x 50' and a remodeled office space measuring 30' x 63'. The office has 7 private offices, a conference room, two bathrooms and a breakroom. Additional storage is available in the upstairs loft.

Building A

2 large garage/warehouse areas, office space, and a bathroom. Footprint is 98' x 47'.



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