

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

**Industrial Property For Sale
4606 Elm St, Salida, CA 95368**



To discuss your property or an commercial real estate needs please contact

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PROPERTY INFORMATION

Address	4606 Elm St, Salida, CA 95368	County	Stanislaus County
Sale Price	\$699,000	Property Type	Industrial
Square Footage	±8,000 SF	Property Sub-Type	Warehouse
Land Area	±0.48 AC	Year Built	2005
Tenancy	Multi	Construction	Metal
Parking	10 Spaces / 1.25 Ratio	APN	135-48-31

Property Description:

Free standing 8,000 sf building, fully fenced with side yards on each side of building. Ideal owner user opportunity for company that seeks quick access to Hwy 99 in the Modesto market.

Highlights:

- Clean free standing building
- Side yards for product or employee parking
- fully fenced
- Ideal for an owner user seeking 8,000 SF
- Suites are individually metered
- Proforma at market rents equates to ± 7.2% cap rate, for investor purchase.

Sale Notes:

Hard to find 8,000 sf warehouse, fully fenced, just off Hwy 99 in Salida, CA. Now available for an owner user to occupy the entire building (8,000 sf total). Both Tenants will be Month to Month. Building is demised into two (2) suite, both with small office and restroom. Suite A is currently MTM at \$0.52 psf/month. Suite B lease expires 2/28/19 (1 month) at \$0.53 psf/month. Suite B Tenant would like to extend lease if an owner user were to only need 4,000sf to occupy or Investor were to purchase.

Salida, CA adjacent to Hwy 99 just off Kiernan/Hwy 219 exit.

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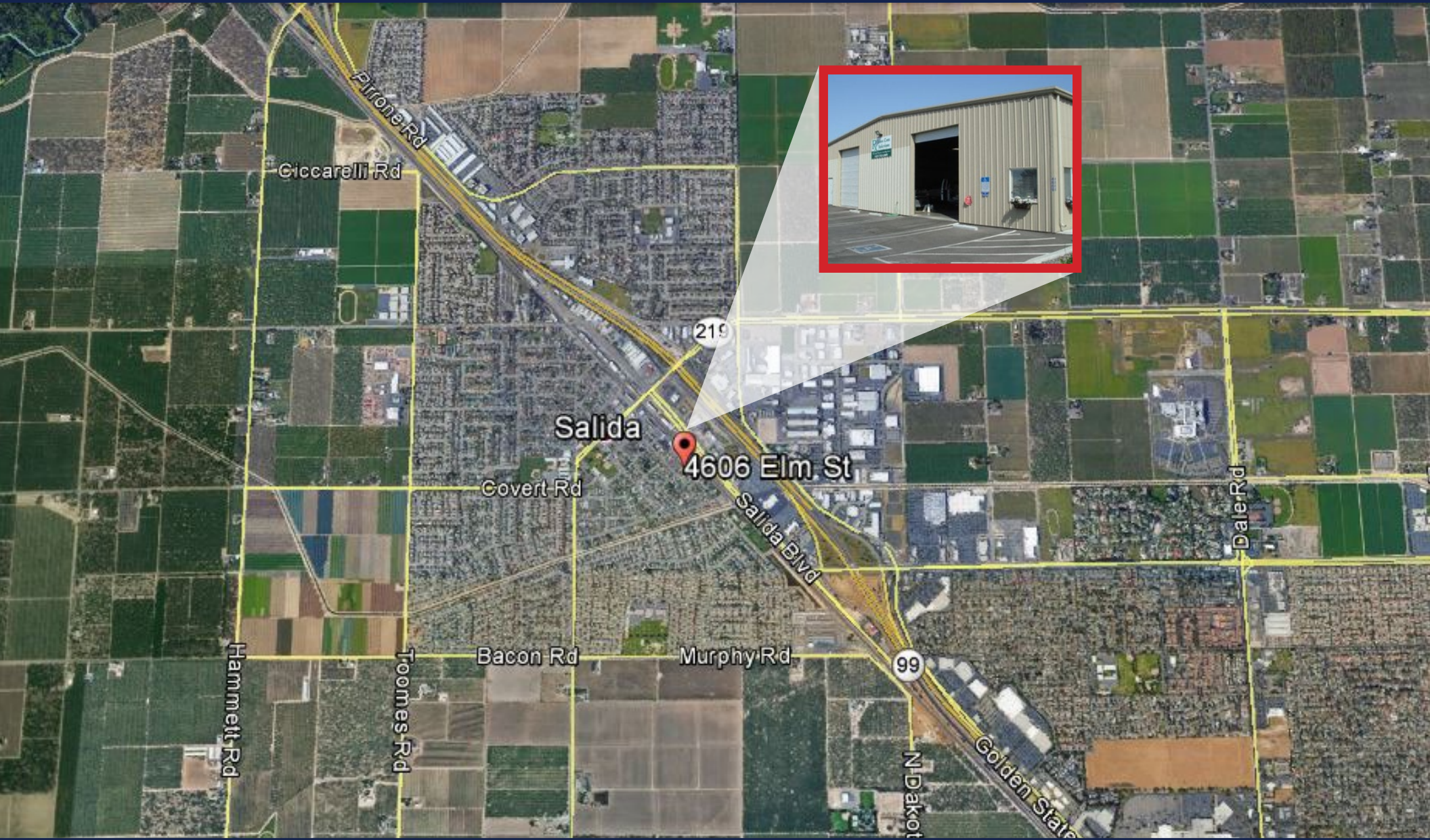
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LOCATION MAP



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AERIAL VIEW



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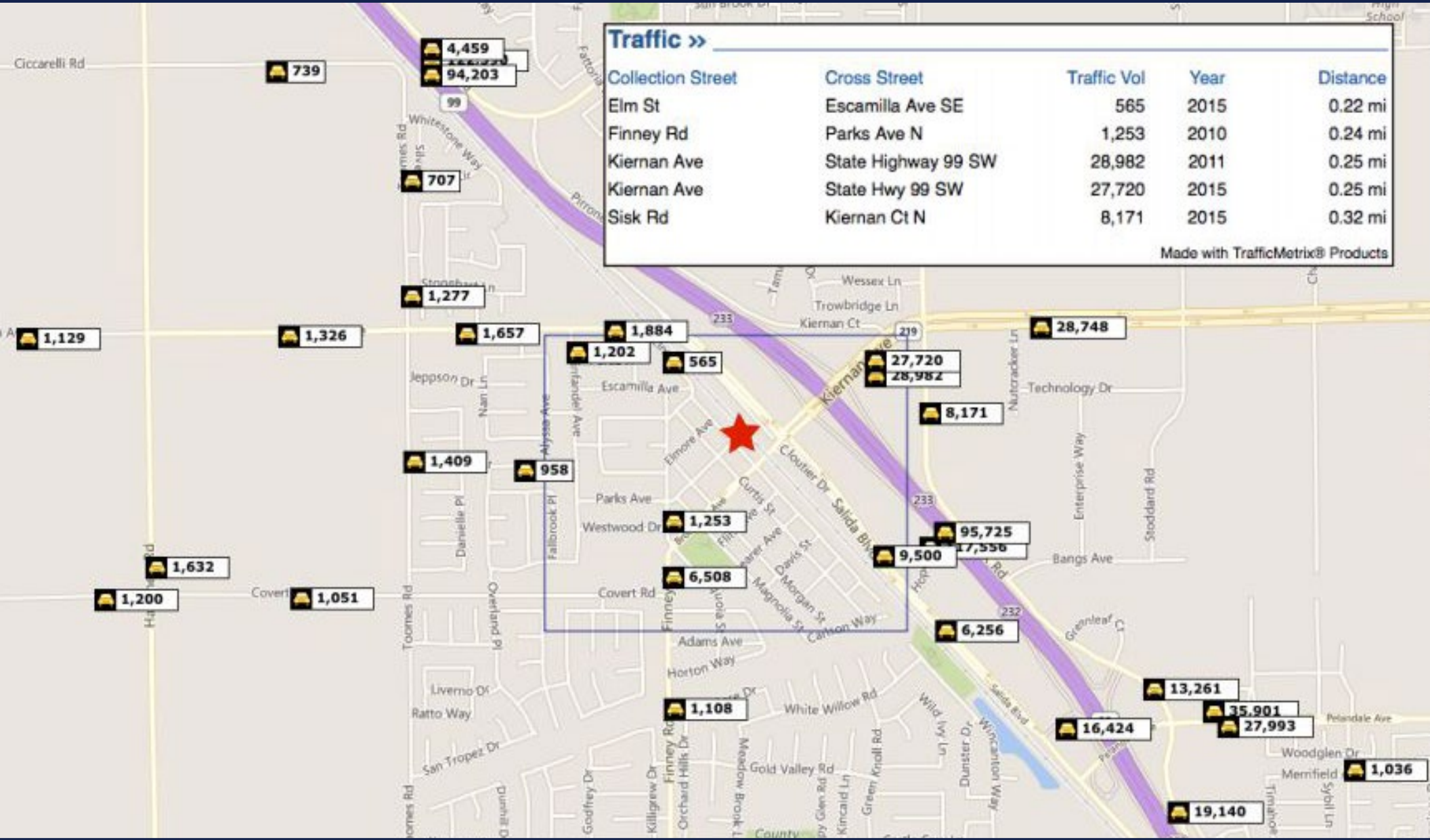
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TRAFFIC COUNT



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EXTERIOR PHOTOS



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