

**FOR SALE | 59.88 ACRE**

**West Commerce Park**

**PRIME INDUSTRIAL LAND**

**FULLY ENTITLED**



**Patterson, CA**

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Opus Commercial Group has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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**Opus**  
Commercial Group



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SITE

The  
WORLD of  
RH

PLATT

GRAINGER

KOHL'S

CVS

Logistics  
Next level know-how

amazon

SFA MODULAR  
SUSTAINABILITY ADVANCED

Carl's Jr.  
Jack in the Box  
Starbucks  
Pizza Hut  
Shell  
Denny's

Wendy's  
Popeyes  
Cinnabon  
Hampton  
ARCO  
ampm

Love's  
Dutch Bros  
GROCERY OUTLET  
Organic Market

Rogers Rd

Park Center Dr

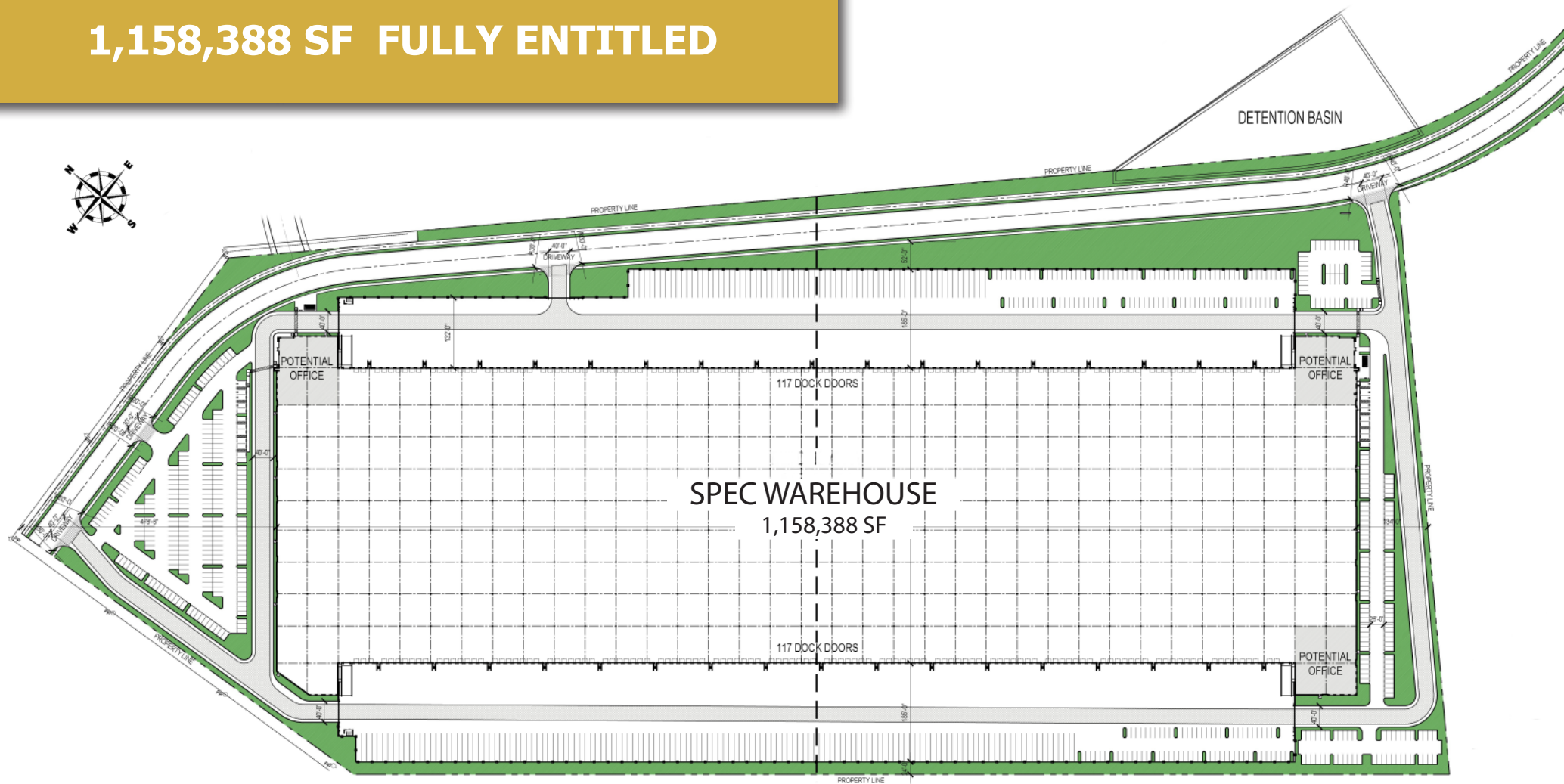
Sperry Ave

INTERSTATE  
5

Sperry Ave  
Diablo Grande Pkwy



**1,158,388 SF FULLY ENTITLED**



- ◇ BTS Opportunity
- ◇ Prime Interstate 5 Access
- ◇ Strategically Located Between Northern & Southern California Serving Both Regions
- ◇ Visible From 1-5
- ◇ Access to a Growing Workforce
- ◇ Business Friendly City

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#### Ports

Stockton	38 mi
Oakland	75 mi
Los Angeles	325 mi
Long Beach	326 mi



#### Airports

Oakland International	69 mi
San Jose International	80 mi
San Francisco International	87 mi
Los Angeles International	308 mi

#### Cities

Stockton	37 mi
Sacramento	82 mi
San Jose	84 mi
San Francisco	86 mi
Fresno	101 mi
San Luis Obispo	210 mi
Los Angeles	300 mi
Santa Barbara	303 mi
Long Beach	324 mi
San Diego	420 mi
Las Vegas	487 mi
Phoenix	694 mi

