## **FOR SALE**

11290 VALLEJO COURT, FRENCH CAMP, CA 95231





LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
Corporate ID#: 01048055

www.lee-associates.com

Rocky Moran | Senior Vice President | 951.276.3681 | rmoran@lee-associates.com | DRE#: 01841701

Cody Moran | Vice President | 951.276.3624 | cmoran@lee-associates.com | DRE#: 02036603

### **PROPERTY FEATURES**

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#### **PROPERTY FEATURES**

Total Building Size	±30,500 SF (Buyer to Independently Verify all Square Footage)	
Building 1	±12,000 SF (100' x 120'). Min Clear is 16'. Skylights and LED Lighting. Two 14' x 14' and One 12' x 14' Ground Level Doors. Attached 30' x 80' Awning	
Building 2	$\pm$ 12,000 SF (100' x 120') with attached $\pm$ 4,500 SF (50' x 90') Manufacturing Building. Restroom, Breakroom, and Lab Area. 16' – 24' Min Clear. Skylights and LED Lighting. Two 14' x 14' and One 14' x 12' Ground Level Doors	
Building 3	Office ±2,000 SF (40' x 50')	
Power	800 Amp, 240/480 Volt, 3 Phase (Buyer to Verify)	
Utilities	Septic and Well	J. Dumicinus de
Yard	Approximately 2/3 of Site is Surfaced with Asphalt or Concrete	
Zoning	Zoning: I-L (Limited Industrial) Zone, San Joaquin County (Verify)	
APN	193-380-040	
Location	Excellent Location off I-5 Corridor (San Joaquin County) Major Trucking Corridor and Less than .5 Miles from Union Pacific's ±230 Acre Northern California Intermodal Facility Corporate Neighbors include, UPS, Amazon, Pilot Travel Center, Penske Logistics and Clorox	



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# **PROPERTY PHOTOS**

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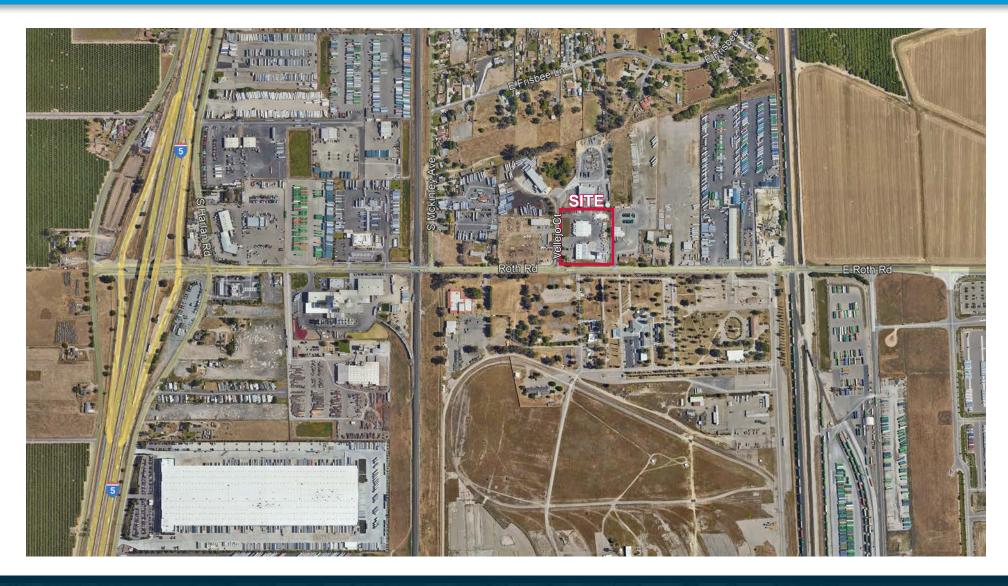






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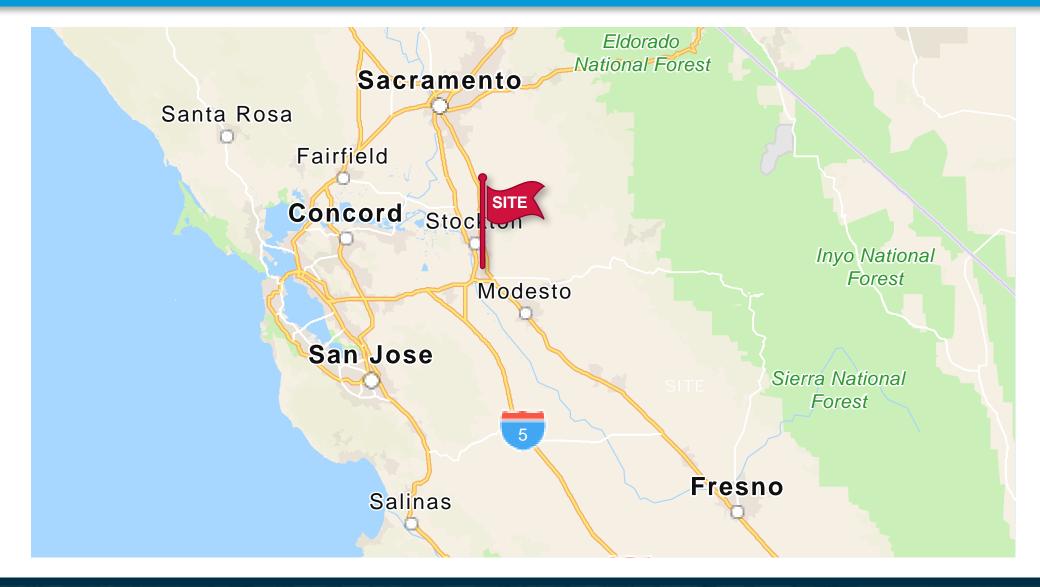
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### **LOCATION MAP**

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COMMERCIAL REAL ESTATE SERVICES

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### LEE & ASSOCIATES, INC. - RIVERSIDE

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