

FOR SALE

11290 VALLEJO COURT, FRENCH CAMP, CA 95231

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**MAJOR
PRICE
REDUCTION!
\$4,450,000**

±30,500 SF Industrial/Manufacturing Buildings on ±4.02 Acres



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
Corporate ID#: 01048055
www.lee-associates.com

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID 01048055

PROPERTY FEATURES

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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	±12,000 SF (100' x 120') with attached ±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
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



PROPERTY PHOTOS

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LOCATION MAP

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FRENCH CAMP, CA 95231



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LEE & ASSOCIATES, INC. - RIVERSIDE

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LEE & ASSOCIATES, INC. - STOCKTON

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