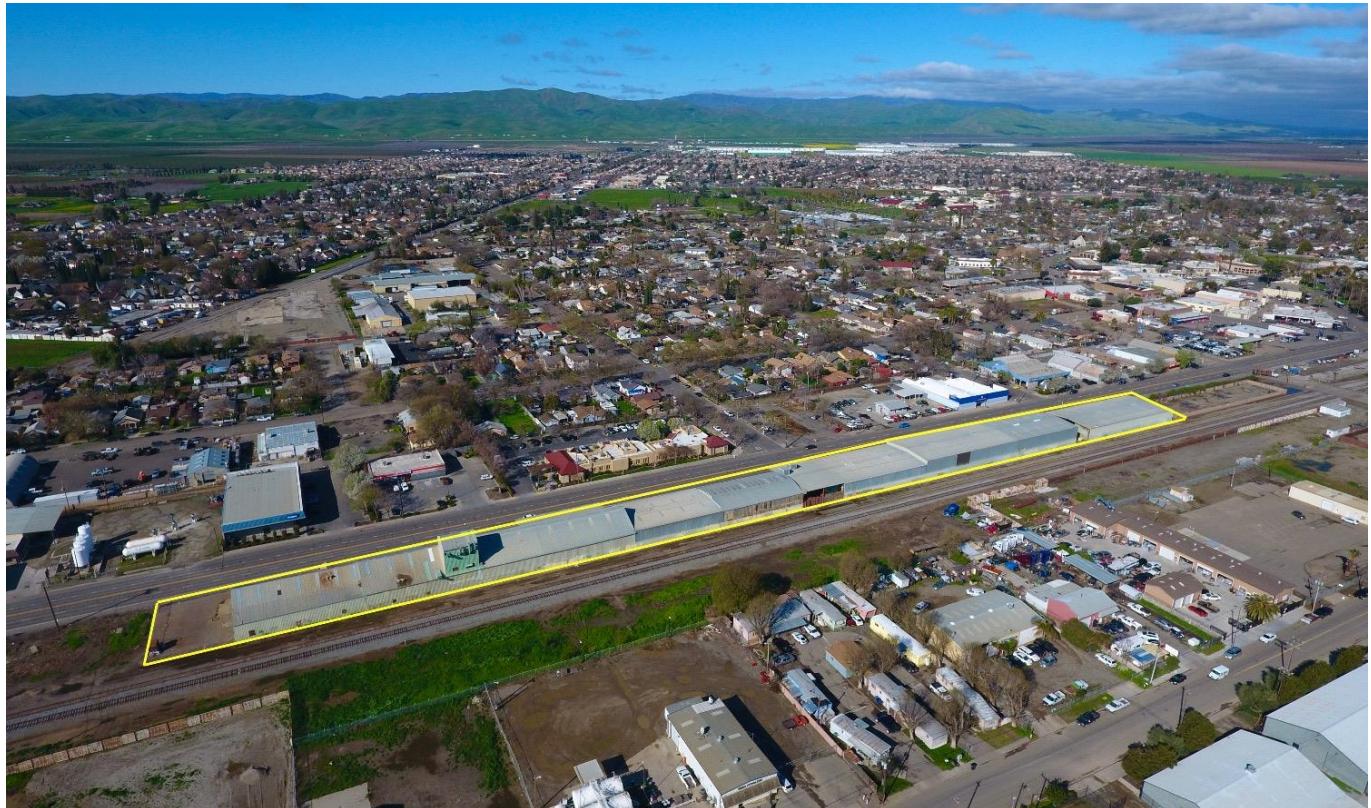


# Warehouse Lease Opportunity - 420 S 2nd St, Patterson, CA



## Property Overview

Now leasing two expansive warehouse spaces in Patterson, CA with prime Highway 33 frontage. Located in the city's heavy industrial zone, this property offers excellent access to Interstate 5, Downtown Patterson, and Union Pacific rail. Formerly used as a bean warehouse, the property is well-suited for manufacturing, logistics, and agricultural storage.

# Warehouse Lease Opportunity - 420 S 2nd St, Patterson, CA

## Interior View



## Available Warehouse Spaces

- Warehouse A: 11,820 SF (197' x 60') - \$8,865/month
- Warehouse B: 26,250 SF (375' x 70') - \$19,687.50/month
- Lease Rate: \$0.75/SF/month - NNN

# Warehouse Lease Opportunity - 420 S 2nd St, Patterson, CA

## Warehouse Entry



## Building Highlights

- Total of 38,070 SF available for lease
- Clear-span interiors with flexible open floor plans
- Zoned Heavy Industrial (H1)
- Highway 33 visibility with truck access
- Minutes from I-5 and rail access
- Pro-growth city with strong industrial infrastructure
- Power: 440 Volts available

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## Rail Access



## About Patterson, CA

Patterson is a strategic logistics hub in California's Central Valley, home to major distribution centers including Amazon, CVS, and Grainger. With over 5,000 new residential units approved and a business-friendly city government, Patterson offers long-term potential for industrial and commercial users. Learn more at [www.iLovePatterson.com](http://www.iLovePatterson.com).

# **Warehouse Lease Opportunity - 420 S 2nd St, Patterson, CA**

## **Contact Information**

George Galloway Mac Master

Mountain Valley Properties | CA DRE #01184629

Direct: 209-996-4672 | Office: 209-892-8300

Email: [mvp95363@outlook.com](mailto:mvp95363@outlook.com)

Website: [www.iLovePatterson.com](http://www.iLovePatterson.com)