

# 13050, 13070 W. Stockton Boulevard & 10341 Walnut Avenue

Galt, CA 95632

±7.64 Acre IOS Facility with Direct Highway 99 Access

For Lease



## SELECT ALLOWABLE USES

- Outdoor Sales
- Equipment Rentals
- Light Manufacturing/Assembly
- Packaging
- Lumber/Bldg Materials Yard
- Machine Shop
- Distribution
- Public Utility Uses
- Warehousing
- Contractor's Yard
- Trucking Yard
- Agricultural Cultivation
- Assembly
- Farm Equipment

\*Please contact broker to discuss all potential uses.



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Accelerating success.

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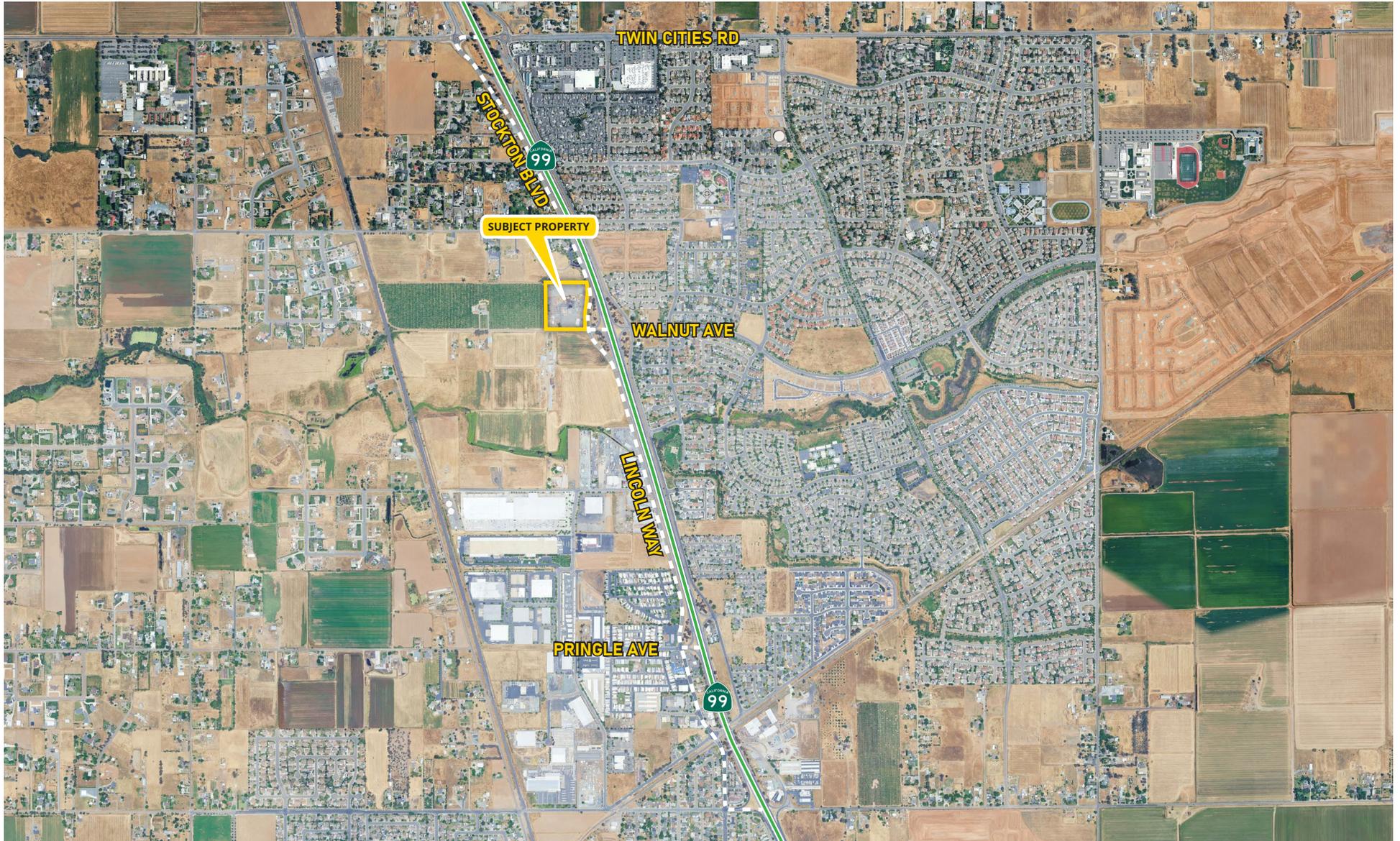
Property / Building Specifications

Total Building Size	±950 SF
Acreage	±7.64 Acres
Zoning	LM, Light Industrial (City of Galt)
<b>10341 Walnut Avenue - APN: 148-0072-019</b>	
Work Shop #1	±950 SF
Parcel Size	±0.99 acres
Grade Level Doors	One (1)
<b>Walnut Avenue - APN: 148-0072-018</b>	
Parcel Size	±2.0 acres
<b>13050 W. Stockton Boulevard - APN: 148-0072-004</b>	
Parcel Size	±1.24 acres
<b>13070 W. Stockton Boulevard - APN: 148-0072-016</b>	
Parcel Size	±1.66 acres
<b>Frontage Road - APN: 148-0072-017</b>	
Parcel Size	±1.75 acres



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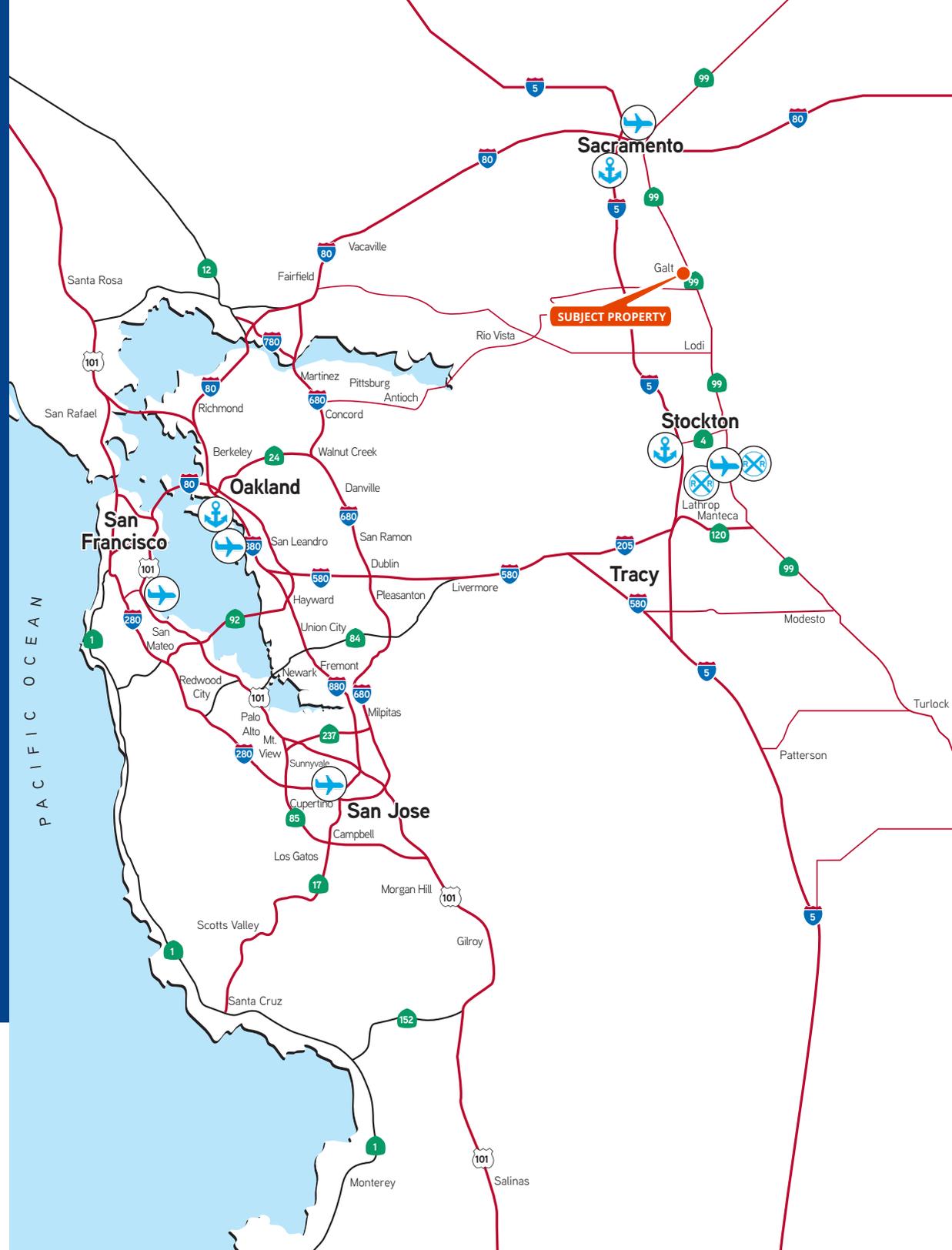
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