

FOR SALE OR LEASE
PRIME FREEWAY FRONTAGE!



18846 N Hwy. 99

SECTION 4
±8.7 ACRES

SECTION 3
±4.8 ACRES

SECTION 2
±6.1 ACRES

SECTION 1
±6.8 ACRES

18846 N.HWY 99
ACAMPO, CA

**EXECUTIVE
SUMMARY**



18846
N.HWY 99
ACAMPO, CA

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THE OFFERING

The subject property consists of more than 26 acres configured in (4) separate parcels. Strategically located directly adjacent to State HWY 99, the property has been improved with more than 18,000 tons of crushed concrete supplementing, the paved areas currently on the property. Additionally, two buildings consisting of an 8,000 SF (3-bay) shop and a 21,000 SF storage building exist on the property, making it ideally suited to accommodate large IOS (Industrial Outside Storage) users, including truck trailer, equipment sales and leasing, yard storage and suitable industrial uses benefiting from freeway frontage.



PRIME IOS PROPERTY

(INDUSTRIAL OUTSIDE STORAGE)

±900'

FREEWAY FRONTAGE

±26.38

TOTAL ACREAGE

±72,861

VEHICLES PER DAY ON HWY 99

(4) Four

PARCELS

±8,000 SF

3 BAY SHOP BUILDING
(SMALL OFFICE, RESTROOM, LIGHTS, ELECTRICAL)

±21,000 SF

WAREHOUSE STORAGE BUILDING (LIGHTS, ELECTRICAL)

- Fenced yard areas with crushed rock and/or AC
- Existing on-site storm retention basin
- Flexible parcel configurations
- 3" Gas main
- Development potential

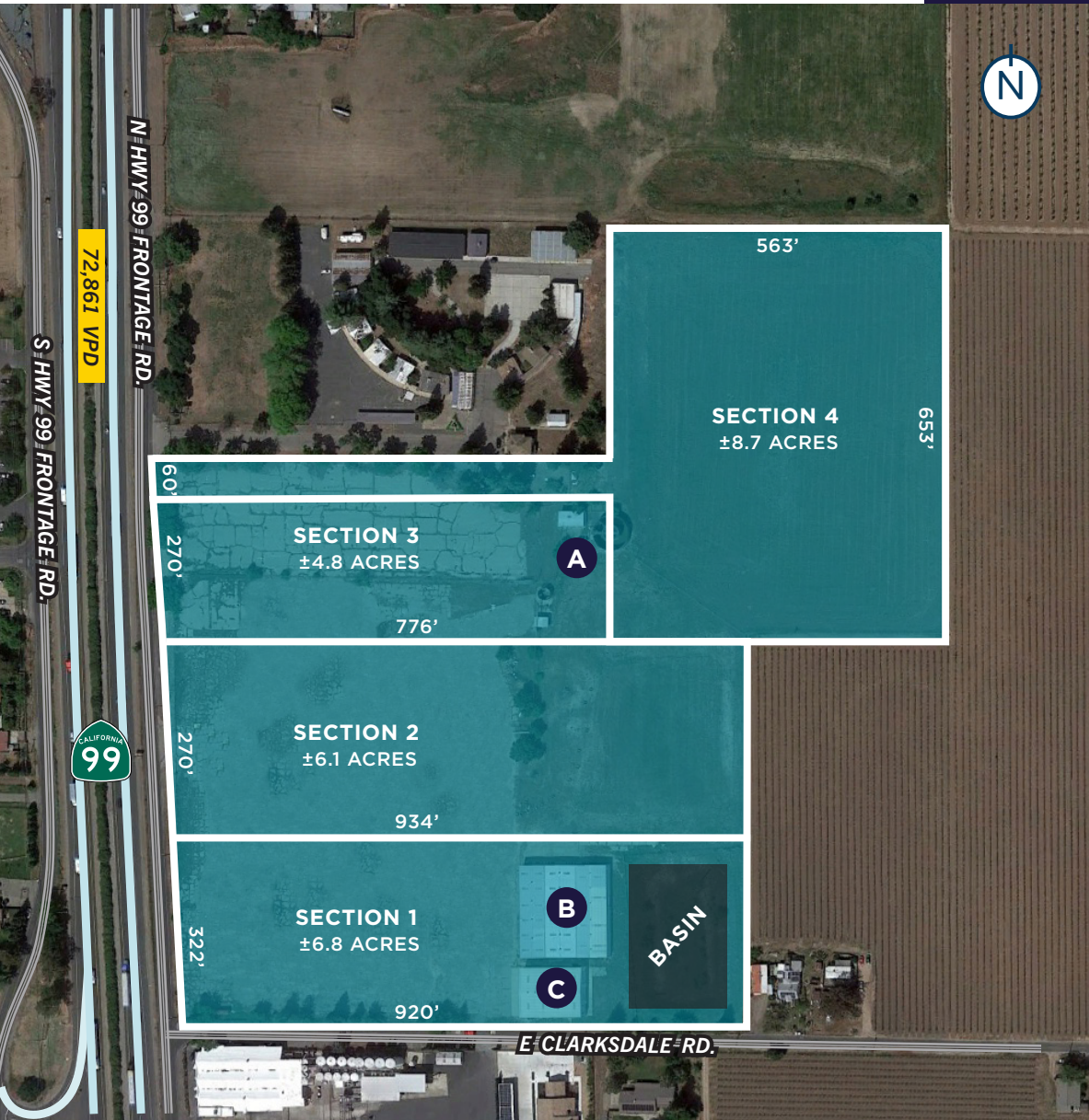
POPULATION/MILEAGE CHART



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PARCEL CONFIGURATION

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PARCEL SPECIFICATIONS

Section 1 - ±6.8 Acres

- Building B: ±21,000 SF
- Building A: ±8,000 SF
- Improved yard areas
- Freeway frontage
- Access on 99 Frontage and Clarksdale Road

Section 2 - ±6.1 Acres

- Freeway Frontage
- Large improved yard
- Development potential

Section 3 - ±4.8 Acres

- Freeway frontage
- Mostly compacted/paved yard
- Potential building development

Section 4 - ±8.7 Acres

- Potential for building development
- Potential for large yard uses
- Access to be provided from HWY 99 Frontage Road

STRATEGIC LOCATION

**AVERAGE DISTANCES FROM
18846 N. HWY 99 ACAMPO**

**CLOSE PROXIMITY TO LOCATIONS BELOW
WILL REDUCE OVERALL DRAYAGE COSTS**

0.1 MILES

To Nearest Freeway Interchange



18-22 MILES

To Nearest Intermodal Yards:



36 - 99 MILES

To Nearest City Centers:
Sacramento & San Francisco



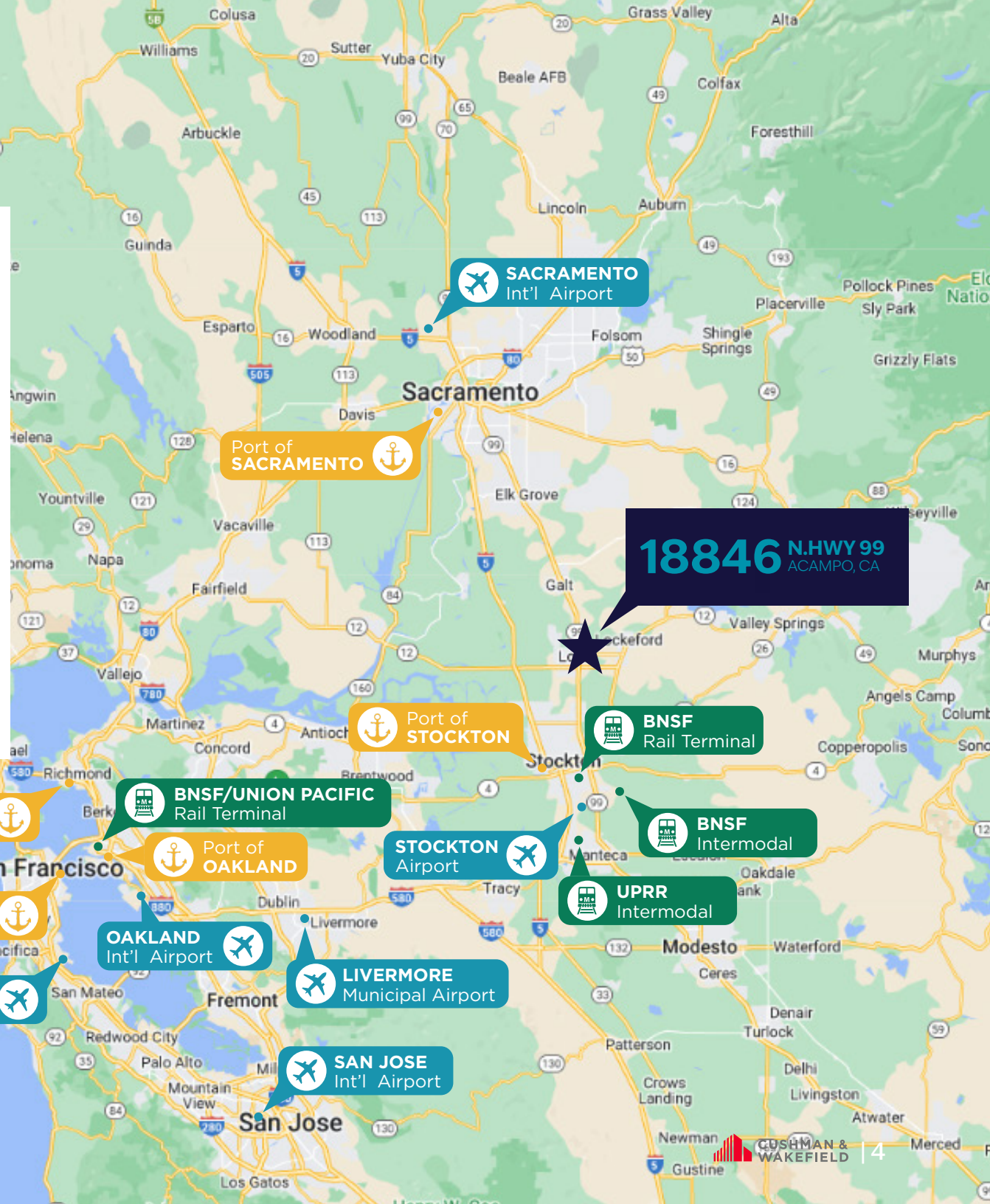
44 - 100 MILES

To Nearest Airports:
Sacramento & San Francisco



25 - 82 MILES

To Nearest Ports:
Sacramento, Oakland & Stockton



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CENTRAL VALLEY

MARKET HIGHLIGHTS

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INDUSTRIAL MARKET EXPANSION

5 MILLION SF ADDED YOY



±20%
JOB GROWTH
2020-2023



INBOUND MIGRATION
±27,000 PEOPLE
SELECTING S.J. COUNTY
2020-2023



MARKET STRENGTH

\$37 BILLION ANNUAL GDP



68%
GDP GROWTH
2011-2022



17%
POPULATION GROWTH
NOW EXCEEDING 800,00
RESIDENTS
2010-2023



CENTRALIZED FREIGHT HUB

700 (+) EXISTING TRUCKING
COMPANIES



BNSF
RAILWAY



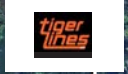
INTERMODAL HUB- BNSF/UPRR
7+ MILLION TONS TRANSPORTED ANNUALLY

SITE PLAN

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NOTABLE EMPLOYERS

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CENTRAL STORAGE

BIG STORAGE





ACCESS MAPS

AERIAL MAP



N HWY 99 FRONTAGE RD.

72,861 VPD

S HWY 99 FRONTAGE RD.



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