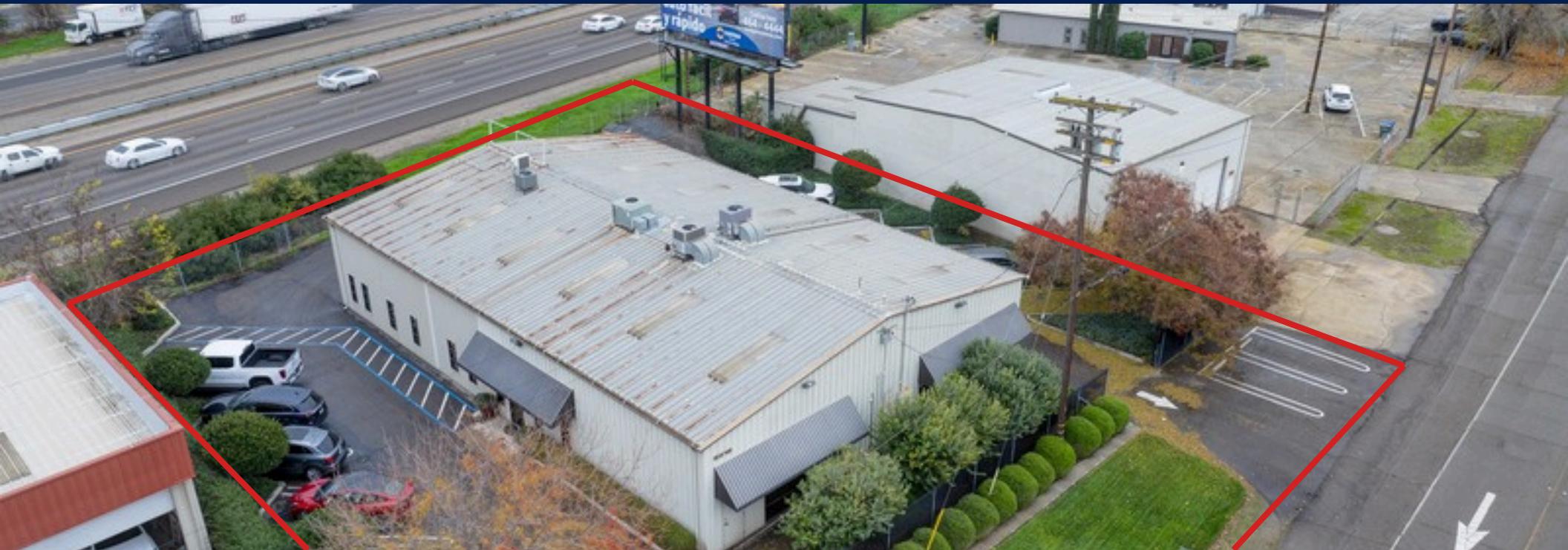


# 5012 Salida Blvd

Salida CA 95368

For Sale: \$925,000



**Excellent Office with Hwy 99 Frontage**

5,400 SF

To discuss your property or any commercial real estate needs please contact:

**JORDAN AMARANT**

DRE# 01911219

209.345.8209 | [jamarant@pmz.com](mailto:jamarant@pmz.com)

**Tony Quinteros**

DRE # 02278460

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# Property Description



PMZ Commercial Real Estate is proud to bring to market available for purchase 5012 Salida Blvd, Salida, CA.

This offering is a great commercial property offering a well maintained and nicely finished office with the flexibility of additional small warehouse space, with excellent Highway 99 exposure and access.

The property features a  $5,400\pm$  square foot metal construction building situated on a  $17,859\pm$  square foot parcel.

Approximately  $4,125\pm$  square feet consists of well-finished office space, providing a professional environment suitable for administrative, sales, or client-facing operations. The remaining  $1,275\pm$  square feet is warehouse space with a grade level roll-up door.

Salida location along Highway 99, offers convenient regional access and high visibility, making it ideal for a wide range of businesses.

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# Property Details

<b>BUILDING SF</b>	<b>LOT SIZE</b>	<b>YEAR BUILT</b>	<b>APN</b>
<b>5,400 SF</b>	<b>0.41 AC</b>	<b>1980</b>	<b>136-007-022</b>

## Features

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<b>RECEPTION</b>	<b>8-10 PRIVATE OFFICES</b>	<b>FILE AND COPY ROOM</b>
<b>BREAKROOM</b>	<b>FOUR ADA RESTROOMS</b>	<b>1,275 SF WAREHOUSE</b>

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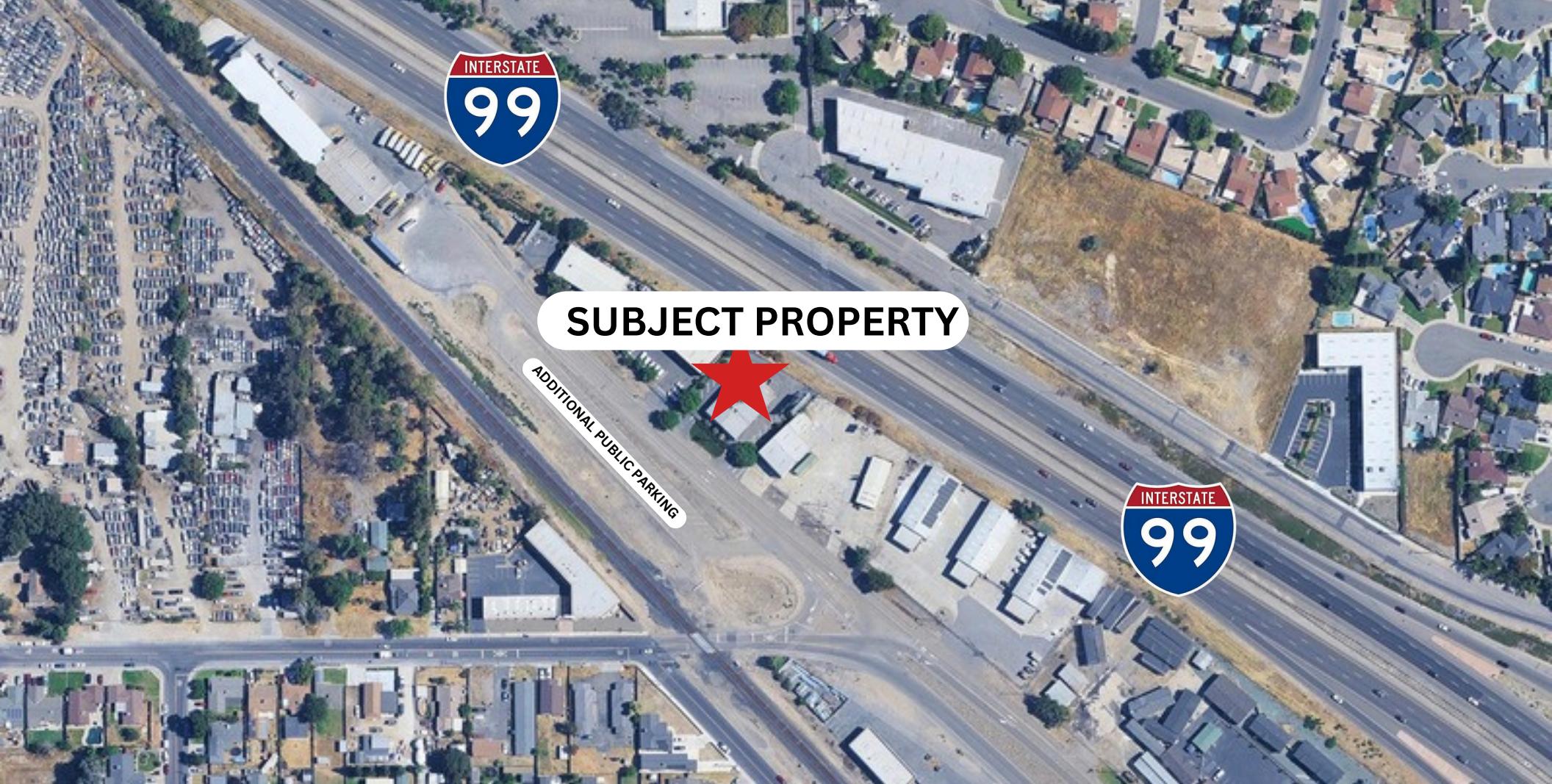
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# Aerial

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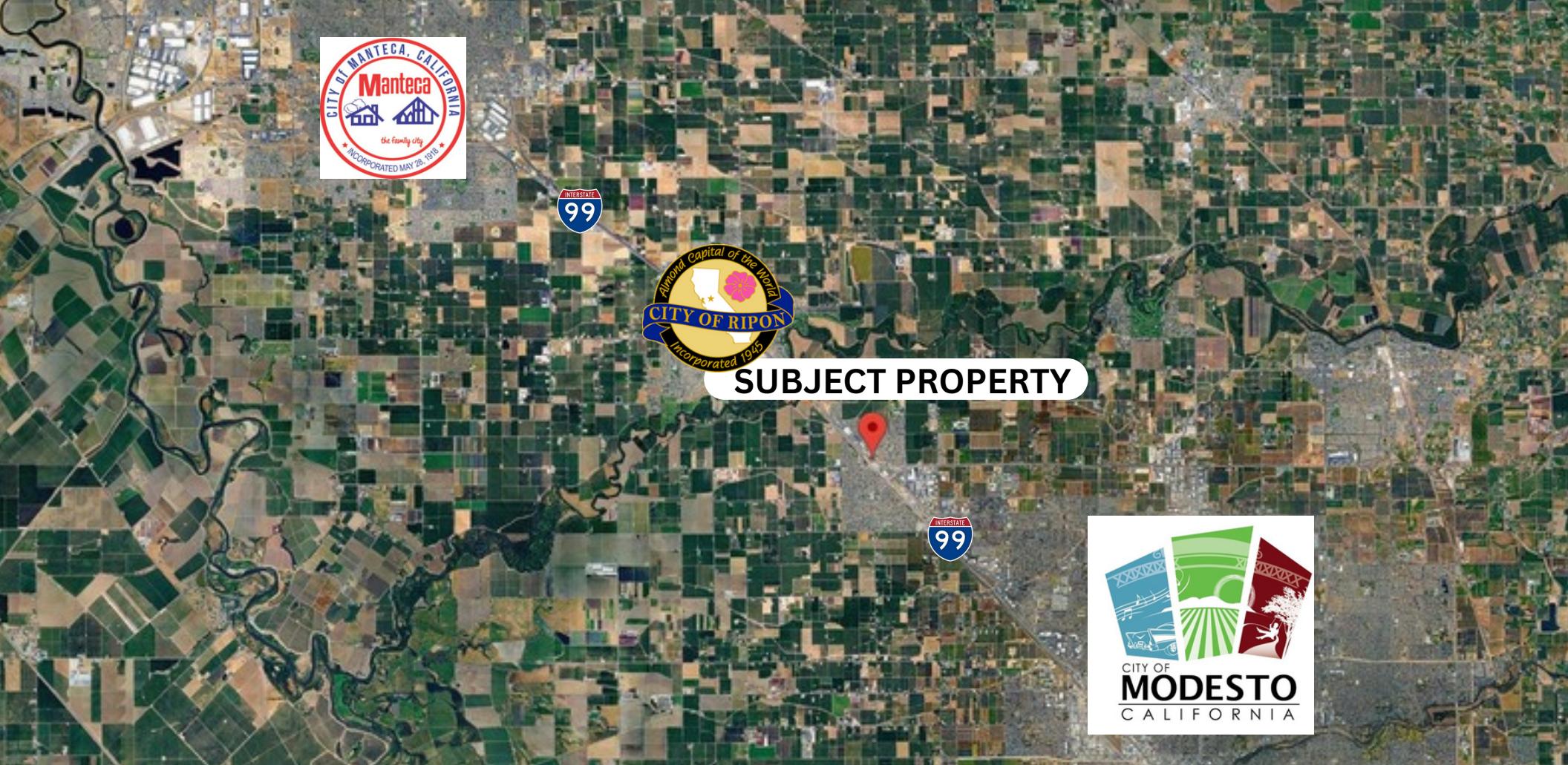
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# Broader Location

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# Exterior Photos



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# Interior Photos



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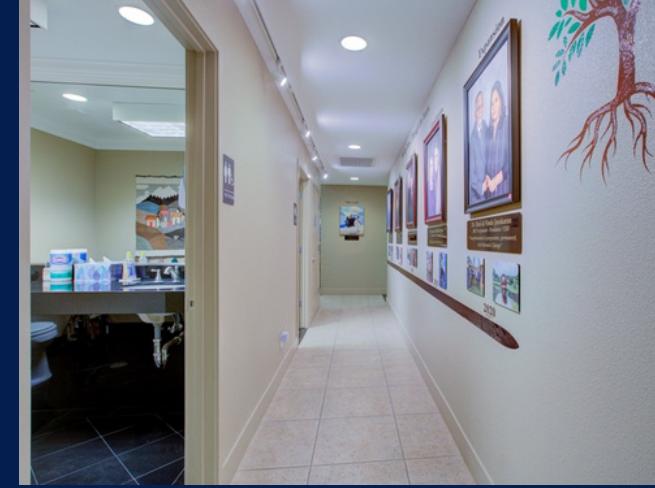
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# Interior Photos



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