



# 10,000 SF of 4-Star Industrial Space Available

103 N 1st Street, Patterson, CA 95363



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## EXECUTIVE SUMMARY

This property offers a 10,000 sq ft space under roof, comprising a 7,000 sq ft clear span enclosed area and a 3,000 sq ft canopy. It features five 16 ft roll-up doors, an 800 amp 3-phase power system, and a 30x60 ft showroom. The space includes two 10x13 office areas, two ADU bathrooms, and is situated on a 1.06-acre lot. Additionally, there is ample parking or storage space, with a 15 ft canopy running the length of the building on the north side.

## HIGHLIGHTS

-Close to Hwy 33 and I-5

## FEATURES

-20' Clear Height  
-(5) Drive-In Bays

## PROPERTY DETAILS

<b>Building Size</b>	10,000 SF
<b>Lot Size</b>	1.06AC
<b>Year Built</b>	1993
<b>Construction</b>	Metal
<b>Lighting</b>	Fluorescent
<b>Water</b>	City
<b>Sewer</b>	City
<b>Heating</b>	Gas
<b>Gas</b>	Natural
<b>Power Supply</b>	Amps: 800 Phase: 3
<b>Zoning</b>	Comm - Commercial, Industrial, Retail



## PROPERTY INFORMATION

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE	
1st Floor	10,000 SF	Negotiable	\$13.20 /SF/YR	Industrial	-	Now	

Fenced 1.06 acres, 7,000 sf metal building enclosed, with five 16 ft roll up doors, additional 3,000 sf canopy that could be enclosed for a total of 10,000 sf, 15 feet of canopy running length of building on the north side. A showroom upfront, two, 10x13 offices, ADA bathrooms, mezzanine over showroom area. large parking or storage area behind building. 3 phase power, 800 amps.

- Lease rate does not include utilities, property expenses or building services
- Central Air and Heating
- Private Restrooms
- Secure Storage
- In Patterson Ca, Close to Hwy 33, Interstate 5.
- 5 Drive Ins
- Partitioned Offices
- Wi-Fi Connectivity
- Yard



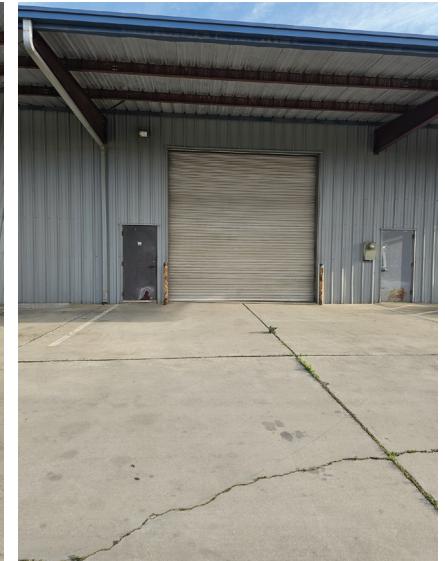
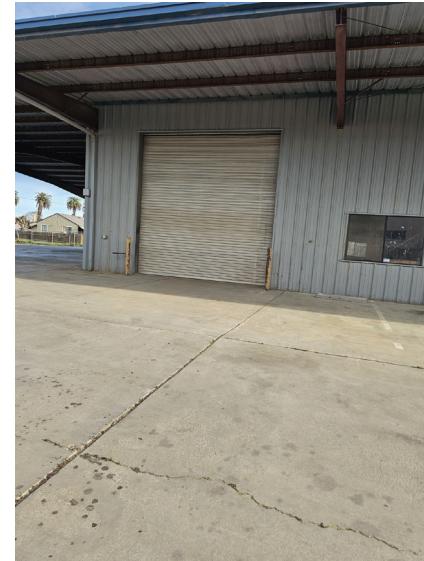
AERIAL





## EXTERIOR PHOTOS

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## INTERIOR PHOTOS

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