

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

Building Size	10,000 SF
Lot Size	1.06AC
Year Built	1993
Construction	Metal
Lighting	Fluorescent
Water	City
Sewer	City
Heating	Gas
Gas	Natural
Power Supply	Amps: 800 Phase: 3
Zoning	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
<p>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.</p> <ul style="list-style-type: none">• 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						

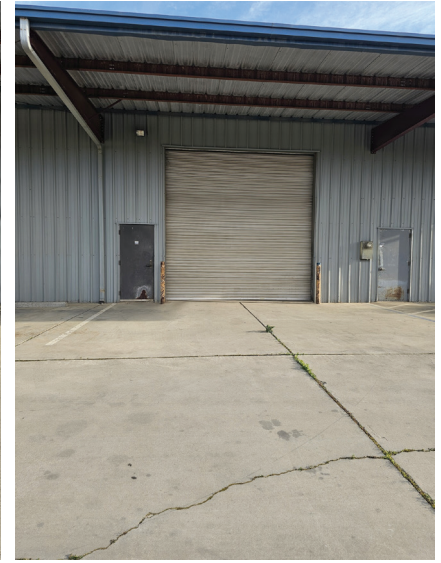


AERIAL





EXTERIOR PHOTOS





INTERIOR PHOTOS

