

FOR SUBLEASE

19,440 SQUARE FEET

1005 S SODERQUIST RD, TURLOCK, CA 95380



BOWEN CARDOZA

CoSol Commercial Real Estate

Direct: 209-521-1591

Cell: 209-996-7418

MATT ROGERS, SIOR

Oxford Partners

Cell: 713-858-3764

www.oxfordcres.com



GOOGLE MAP

FOR SUBLEASE

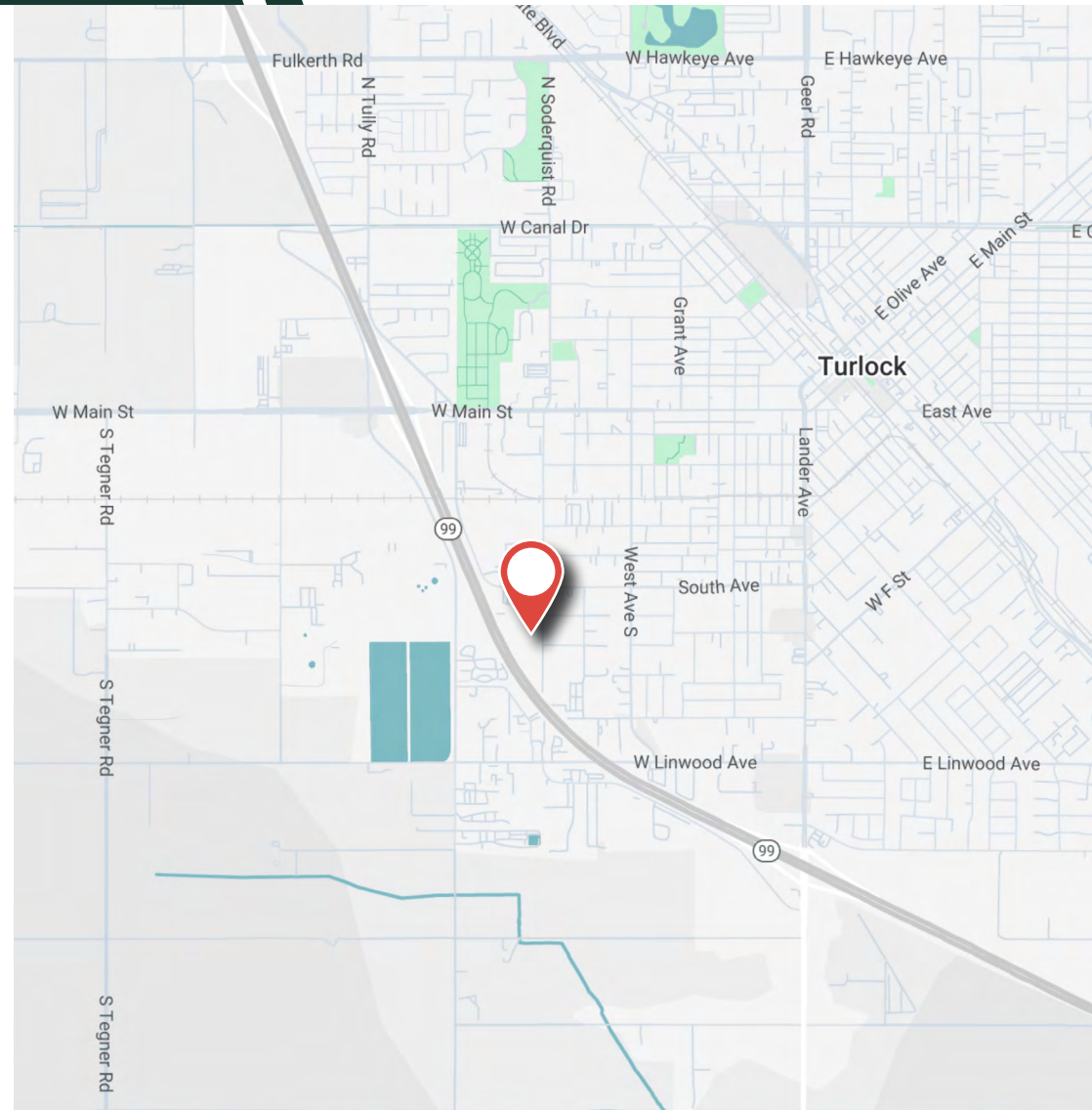
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BUILDING FEATURES

- Total SF: 19,440 square feet
- Warehouse SF: 17,303 sq ft
- Office SF: 2,137 sq ft
- Clear Height: 18'
- Power: 600 Amps, 480 Volt, 3 Phase
- 8 Grade Level Doors, 12' x 16'
- Sprinkler System: Yes
- Land Area: 1.27 AC
- Metal Construction
- Skylights
- Asking Rent: \$.71 PSF NNN
- Sublease Term: 5/31/2028
- Available for Occupancy: 1/1/2026



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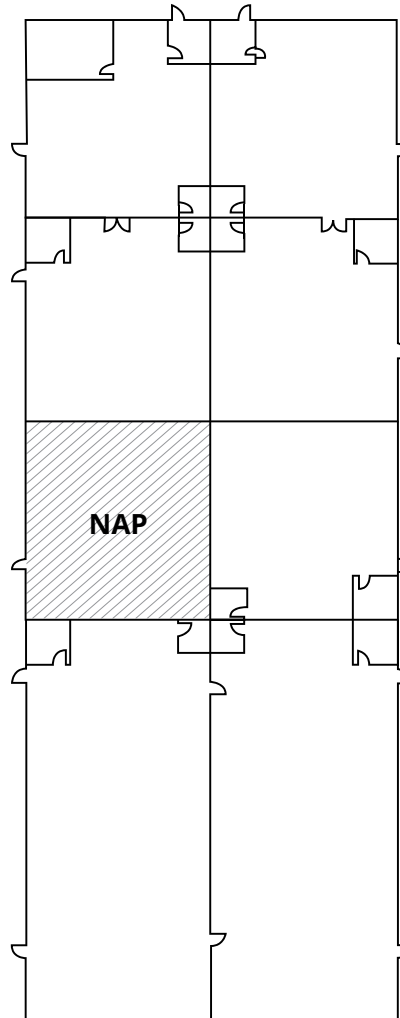
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CALIFORNIA STATE
UNIVERSITY

TURLOCK
DOWNTOWN

GOLDEN STATE HWY - 115,500 VPD

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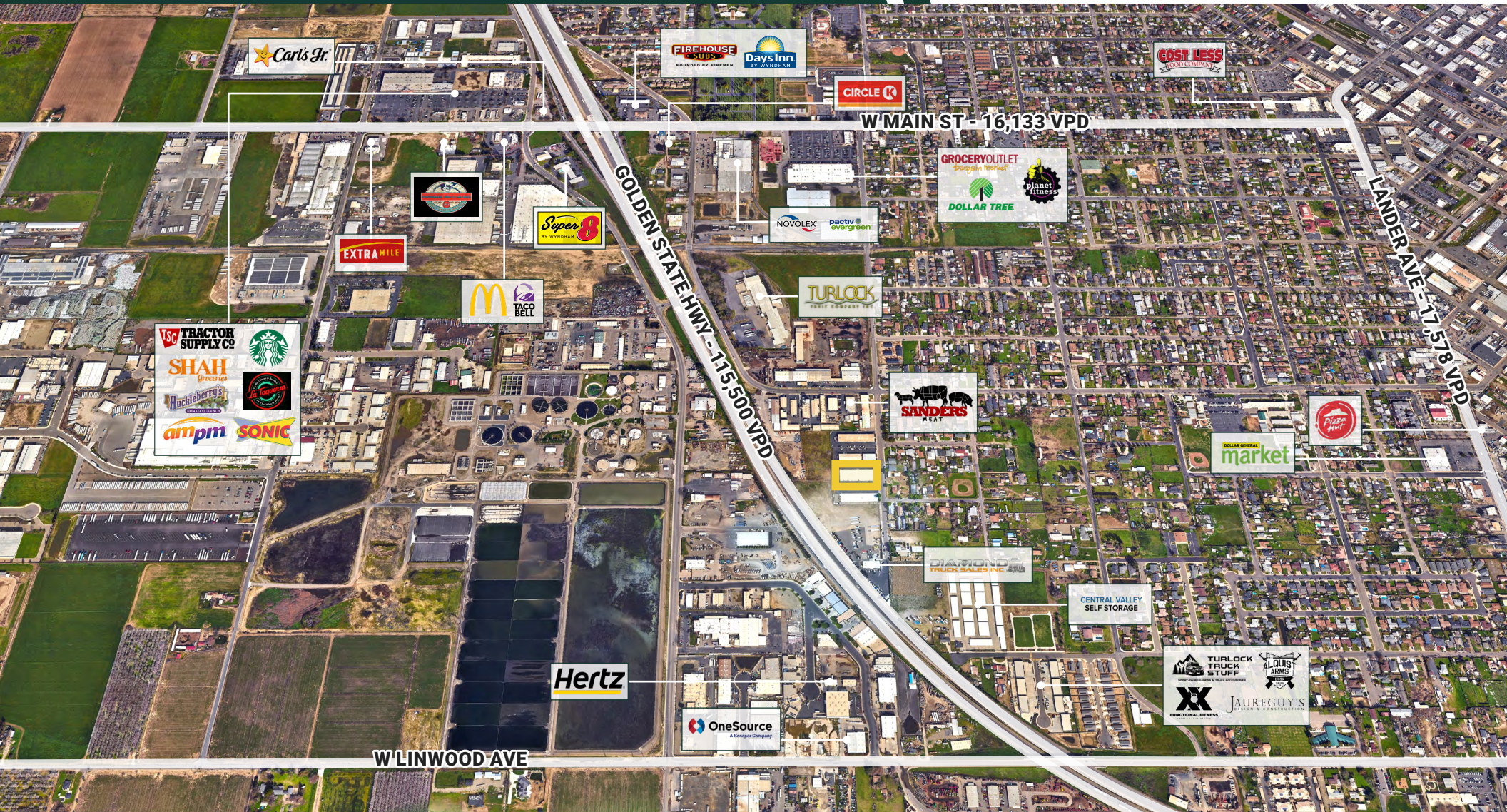


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DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	9,232	56,696	86,697
Households	2,670	19,285	29,181
Families	2,025	13,350	20,875
Average Household Size	3.37	2.85	2.90
Owner Occupied Housing Units	1,113	9,734	16,565
Renter Occupied Housing Units	1,557	9,551	12,616
Median Age	32.5	35.5	36.2
Median Household Income	\$59,582	\$76,874	\$84,222
Average Household Income	\$75,476	\$94,744	\$108,903

BUSINESSES - 5 MILES

2,714
TOTAL
BUSINESSES

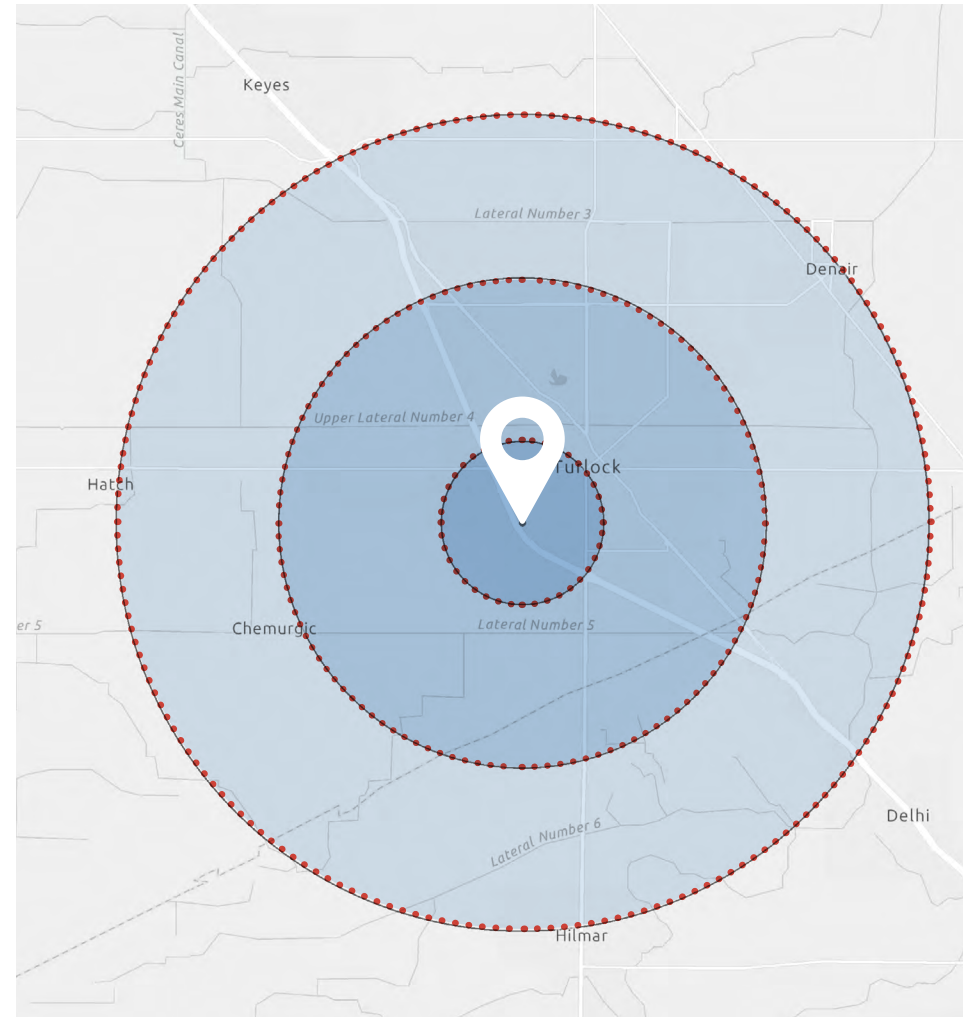
31,675
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$108,903
AVERAGE HH
INCOME

\$36,736
PER CAPITA
INCOME

\$183,892
MEDIAN
NET WORTH



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