

PMZ
SINCE 1957

COMMERCIAL
REAL ESTATE

For Sale \$4,500,000

500 S Center St & 492 Golden State Blvd Turlock CA



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

PMZCommercial.com

JORDAN AMARANT

DRE# 01911219

209.345.8209 | jamarant@pmz.com

500 S Center St Turlock CA

APN: 043-051-030

Building Size: +/-36,400 SF

Lot Size: 2.64 ac total

Zoning: Heavy Commercial

Listing Price: \$2,500,000

492 Golden State Blvd Turlock CA

APN: 052-051-030

Building Size: +/-39,000 SF

Lot Size: 2.64 ac total

Zoning: Heavy Commercial

Listing Price: \$2,000,000

Property Description

Rare opportunity to acquire two large warehouses well under replacement value at only \$59 per sq ft!

100% Leased Investment with two great Tenants, ability to owner occupy in future

500 S Center St is approximately a 36,400SF metal warehouse currently leased and occupied by Turlock Indoor Soccer. Building is fully sprinklered, has mens and women's multi stall restrooms, and large snackbar with beer and wine license. Tenant lease has 5% annual increases and expires on December 31, 2029. Please do not disturb Tenant.

492 S Golden State Blvd is approximately a 39,000SF metal warehouse. Currently leased and occupied by Turlock Walnut Company. Tenant Lease has 3% annual increases and expires on May 31, 2026, with two options to renew lease. Building can be customized to fit a variety of business needs.

Property consists of 2.64 acres of land allows for parking and yard space to accommodate your business needs. Buildings are all served by public utilities and separately metered.

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Property Rent Roll

Address	Tenant	Size	Monthly Rent	Start Date	End Date	Annual Increases	Options
492 S Golden State Blvd.	Turlock Walnut Company	39,000 sf	\$10,000/month	6/01/2024	5/31/2026	3% annual	2 options to renew
500 S Center St	Turlock Indoor Soccer	36,400 sf	\$9,724/month	12/1/2019	12/31/2029	5% annual	none
Total Annual Rent Income:			\$236,688				

Listing Prices:

500 S Center St: \$2,500,000

492 Golden State Blvd: \$2,000,000

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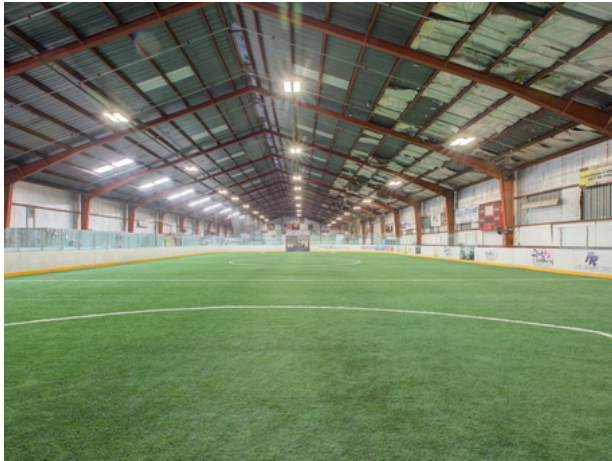
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