

222 EAST 4TH STREET
RIPON, CA



FOR SALE/LEASE BACK

±14.16-Acre Freeway-Visible
Industrial Park

105,550 SF Office + Industrial Buildings
Large, Improved Storage Yard
Access to CA Hwy 99



KEVIN DAL PORTO
Executive Managing Director
+1 209 601 2476
kevin.dalporto@cushwake.com
LIC #01212935

STEVE DUNN
Senior Director
+1 209 992 0953
steve.dunn@cushwake.com
Lic #01410812

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Owner-occupied, multi-parcel Industrial property including buildings totaling $\pm 105,550$ square feet with more than ± 14.16 acres of improved yard.

The property is centrally located between the cities of Manteca and Modesto with access to CA Hwy 99 - connecting to the majority of Central Valley markets.

PROPERTY INFORMATION

Lease Price:	Contact Broker
APN:	259-360-310, 320
Parcel Size:	± 14.16 Acres
Building Size:	$\pm 105,550$ SF (3 Buildings)
Zoning:	M-2 (Heavy Industrial)
Sewer:	City of Ripon



PROPERTY HIGHLIGHTS

- $\pm 105,550$ total SF comprised of three (3) buildings
- Manufacturing building - $\pm 82,250$ SF; 24' clearance height
- Storage building - $\pm 12,500$ SF ; Office building - $\pm 7,800$ SF
- Multi-parcel property with a total of ± 14.16 Acres
- Large, improved yard for truck/trailer parking and industrial storage
- Overhead crane located at each bay in the warehouse space
- Visible from CA Hwy 99 with access to major highways (CA Hwy 99, 120, 4) and thoroughfares that connect to Modesto + Stockton
- Property is currently 100% occupied
- Current owner desires to sell and lease back the property - lease rate and terms to be determined as part of the sale

PROPERTY

Summary

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Building Information

Building 1 - ±82,250 SF

- Open Warehouse - ±70,000 SF
- Electric/Hydraulic Shop - ±12,250 SF
- Paint Shop - ±1,600 SF

Offices

- Machine Shop Office/Foreman Office (2-story Structure) - ±590 SF
- Sales/Estimating Office (2-Story Structure) - ±2,256 SF
- Shipping/Receiving Office - ±160 SF
- Factory Office (2-Story Structure) - ±1,096 SF
- Processing Tool/Fab Foreman Office/Breakroom/Restrooms - ±804 SF
- Assembly Shop Office - ±384 SF

Building 2 - ±12,500 SF

- ±12,500 SF warehouse storage space

Building 3 - ±7,800 SF

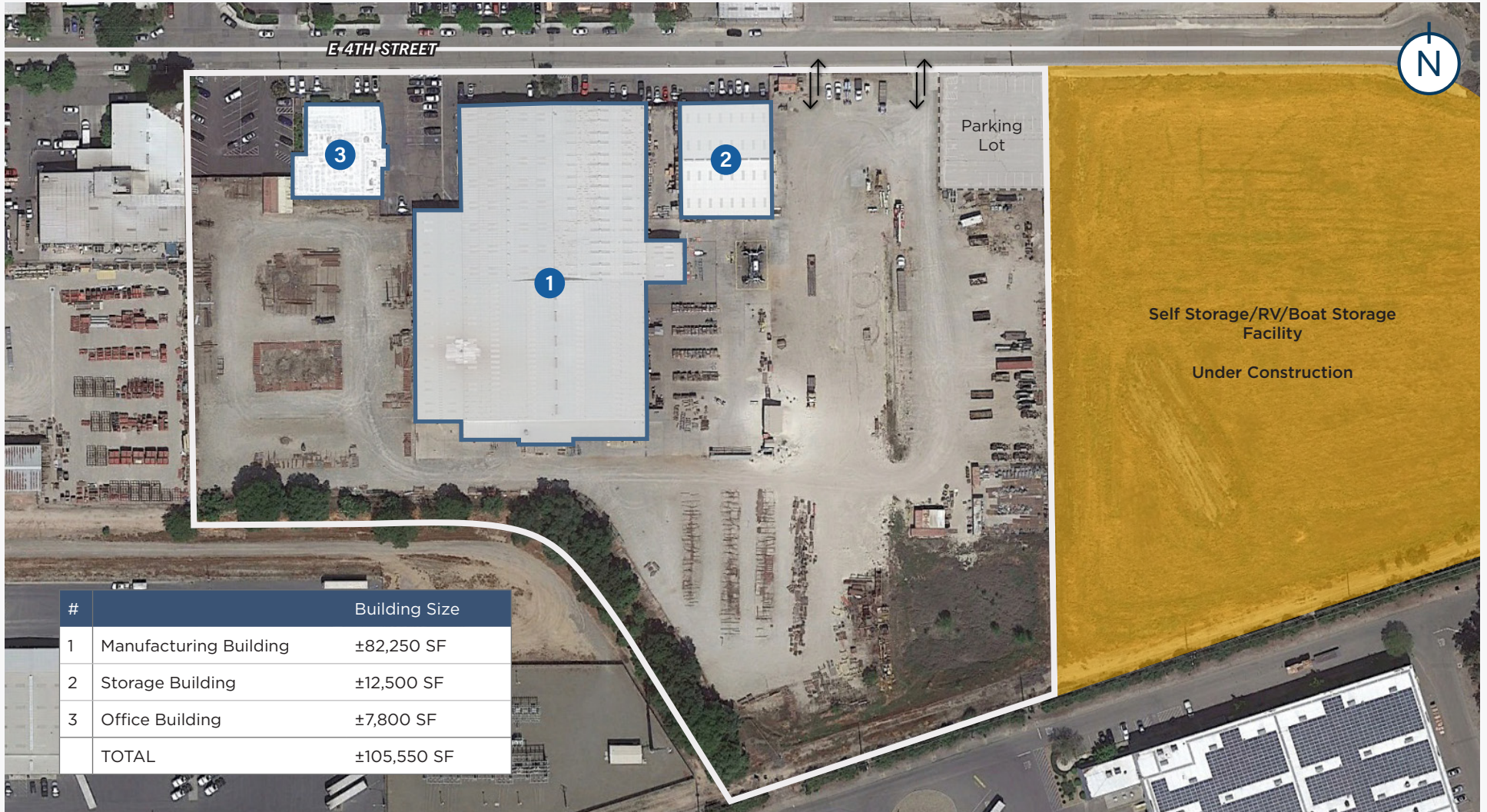
- 7,800 SF office space
- Built in 1995
- Multiple central HVAC systems throughout building
- Fire sprinkler system
- Remodeled throughout in 2006; new double-pane windows, exterior wall insulation, ceiling foam insulation, new carpet, vinyl tile
- ±420 SF masonry block/concrete vault for document storage

PROPERTY

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PROPERTY

Site Plan

FOR SALE/LEASE BACK

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BUILDING

Images

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BUILDING

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For more information, Please contact:

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