

# FOR SALE – 23,500 SF on 4 ACRES

## LIGHT INDUSTRIAL PERMITTED in C-1

### TECH / DISTRIBUTION / MANUFACTURING / STORAGE



HOULIHAN LAWRENCE  
COMMERCIAL



## 20 John Barrett Rd. Patterson

### Existing Conditions

- 3 Loading Docks & 1 Drive-In
- 8-9 minutes to I-84 / I-684 Interchange & 32 minutes to I-287
- 20' ceilings in warehouse
- A/C in Multiple Individual Offices + Bullpen / Full Kitchen / Conference
- Plenty of Parking for Multiple Tractor Trailers...Easy On/Off
- Heavy Power, Outdoor Racking
- Headquarters Picturesque
- Working Crane / Floor Plans Avail.

### CONTACT EXCLUSIVE AGENT:

**Andrew Grossman**

Licensed Real Estate Salesperson

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## PRICE TO BE DISCUSSED

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