

**PRIME
LOCATION**

FOR SALE

1030 S. FIRST STREET • TURLOCK



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
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DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

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PROPERTY SUMMARY

ADDRESS: 1030 S. 1st Street • Turlock

SALES PRICE: \$ 2,000,000

AVAILABLE SF: ± 17,473 SF

LOT SIZE SF/AC: ± 110,207 SF / 2.53 AC

COUNTY: Stanislaus County

PROPERTY TYPE: Industrial

PARCEL NUMBER: 043-015-003

PROCURING BROKER FEE: 2.5%

PROPERTY DESCRIPTION:

Located at 1030 S. 1st Street in Turlock, CA, this commercial property offers a prime opportunity for businesses seeking a strategic location with excellent visibility and accessibility. Positioned in a thriving area with strong foot and vehicle traffic, it provides potential for various business uses and offers an adaptable space ready to meet diverse commercial needs. This location benefits from proximity to major thoroughfares, making it convenient for customers and employees alike. Ideal for retail, office, or service-related operations, 1030 S. 1st Street is a versatile property ready to support your business goals and growth.



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LOCATION MAP



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AERIAL VIEW



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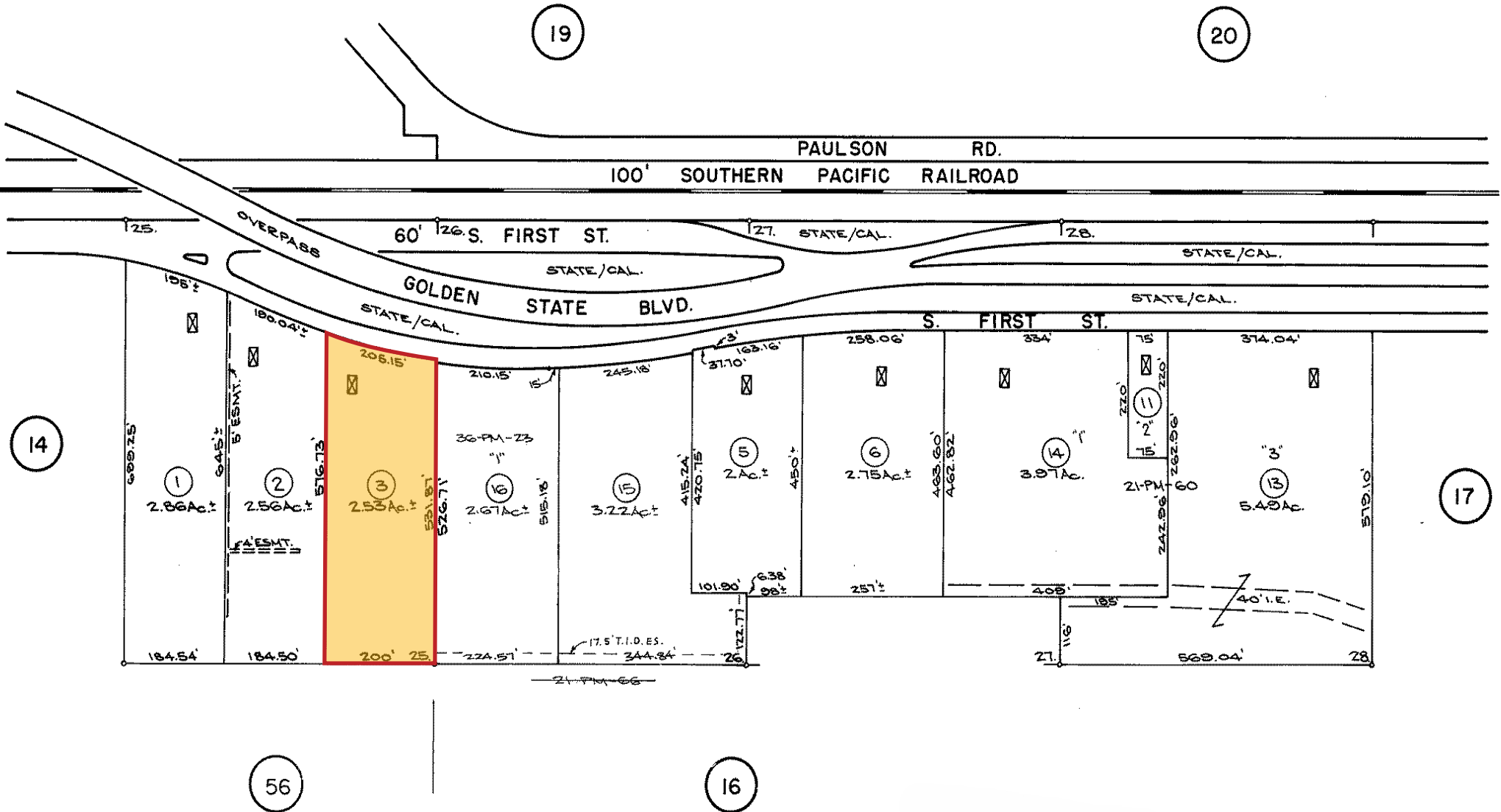
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PARCEL MAP



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