1000 KINGS STATION ROAD | IONE, CA 95640

80,000 SF Manufacturing Facility on ±20.12 Acres





SITE DESCRIPTION

Colliers is pleased to present the opportunity to acquire a $80,000\pm$ SF Manufacturing Facility consisting of two (2) buildings situated on $20.12\pm$ acres located in lone, California (Amador County). The property features heavy power, grade level loading and ample yard area / excess land.

PROPERTY FEATURES

Total Building Size: $\pm 80,000 \text{ SF (two buildings)}$

• Bldg 1 - ±52,000 SF

• Bldg 2 - ±28,000 SF

Acreage: ± 20.12 acres

 APN:
 005-020-014

 Grade Level Doors:
 Twelve (12)

Clear Height: Bldg 1 - ±16' - 25'

Bldg 2 - ±60'

Lighting: Fluorescent

Skylights: Ye

Indicated Power: 12,000V incoming Transformed to 480V, 3-phase Yard Area: Consists of asphalt, compacted gravel & raw land

Fenced: Property is fenced

Gas: Property has High Pressure Natural Gas

Construction Type: Steel frame metal

Year Built: 1997 & 2006 expansion

Zoning: M - Manufacturing (Amador County)

ASKING PRICE \$5,700,000

EXCLUSIVE BROKERS INDUSTRIAL SERVICES TEAM

WES WIDMER, SIOR

+1 209 598 0331 wes.widmer@colliers.com CA License No. 01315686

RYAN MCSHANE, SIOR

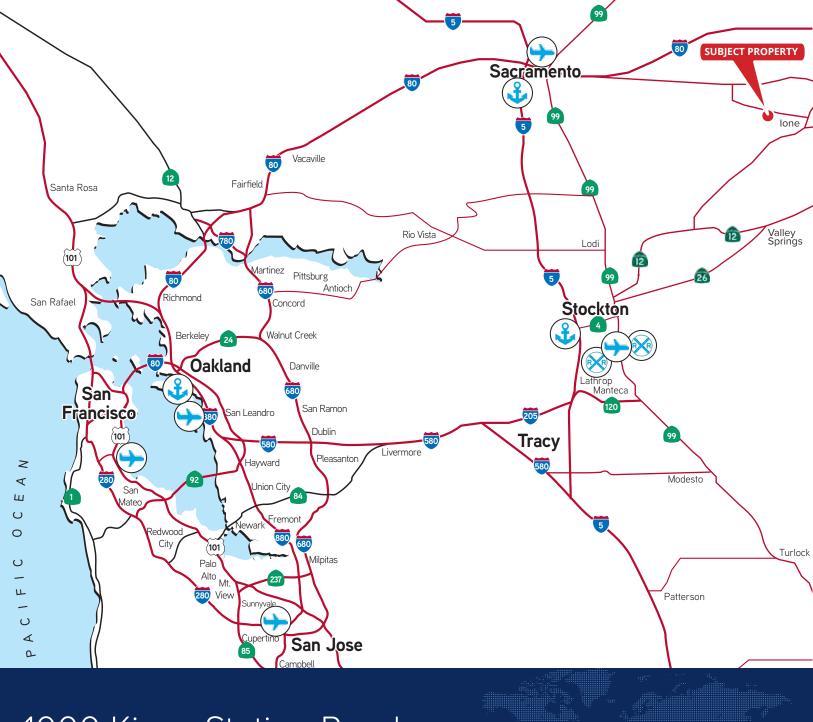
+1 209 483 9851 ryan.mchane@colliers.com CA License No. 01295796











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+1 209 483 9851

ryan.mchane@colliers.com CA License No. 01295796

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3439 Brookside Road, Suite 108 Stockton, CA 95219 P: +1 209 475 5100 F: +1 209 475 5102 colliers.com

