

1000 KINGS STATION ROAD | IONE, CA 95640

80,000 SF Manufacturing Facility on ±20.12 Acres

FOR SALE



SITE DESCRIPTION

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

PROPERTY FEATURES

Total Building Size:	±80,000 SF (two buildings) <ul style="list-style-type: none">• 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:	Yes
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

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TO RENO / TAHOE

TO SACRAMENTO

RANCHO MURIETA

Subject Property
1000 Kings Station Road

MICHIGAN SAR ROAD

SUTTER CREEK

IONE

JACKSON

TO STOCKTON



