



# For Sale

35275 S. Welty Road | Vernalis, CA

## Wes Widmer, SIOR

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## Alex Hoeck, SIOR

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**±82,000 SF MANUFACTURING / LIGHT DISTRIBUTION  
FACILITY ON ±5.85 ACRES**

3439 Brookside Road, Suite 108  
Stockton, CA 95219  
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## Property Specifications

<b>Building Size:</b>	±82,000 SF (164' x 500')
<b>Parcel Size:</b>	±5.85 acres
<b>APN:</b>	255-180-090
<b>Main Office Size:</b>	±5,680 SF Consisting of a reception area, bullpen area, eight (8) private offices, breakroom & four (4) restrooms
<b>Shop Office Size:</b>	±950 SF
<b>Shipping Office Size:</b>	±238 SF
<b>Dock Doors:</b>	Four (4) with pit levelers, lights, locks & bollards
<b>Grade Level Doors:</b>	One (1)
<b>Sprinklers:</b>	Yes with on-site tank & pump house
<b>Clear Height:</b>	±16' - 24'
<b>Column Spacing:</b>	±25' x ±47' & ±25' x ±64'
<b>Truck Court:</b>	±200' w/ concrete truck apron
<b>Indicated Power:</b>	3,000 amps, 277/480V, 3-phase
<b>Auto Parking:</b>	±68 stalls
<b>Skylights:</b>	Yes
<b>Construction Type:</b>	Steel frame / metal siding
<b>Zoning:</b>	I-W, Warehouse Industrial (San Joaquin County)
Insulated walls / ceilings	
Radiant tube / space heaters	
On-site storm drainage	
Septic / well system	
Compressor	

## Property Summary

Manufacturing / Light Distribution facility with yard ready for immediate occupancy with direct access to Interstate 5 & 580, State Highway 132 and Highway 33.

The facility is improved with 6,868 SF of office including administrative & warehouse restrooms, large break room, private offices and large open bullpen area.

Heavy power is distributed throughout the building. The facility is equipped with radiant tube, space heaters, exhaust/ventilation system and sprinklers with on-site pump house.

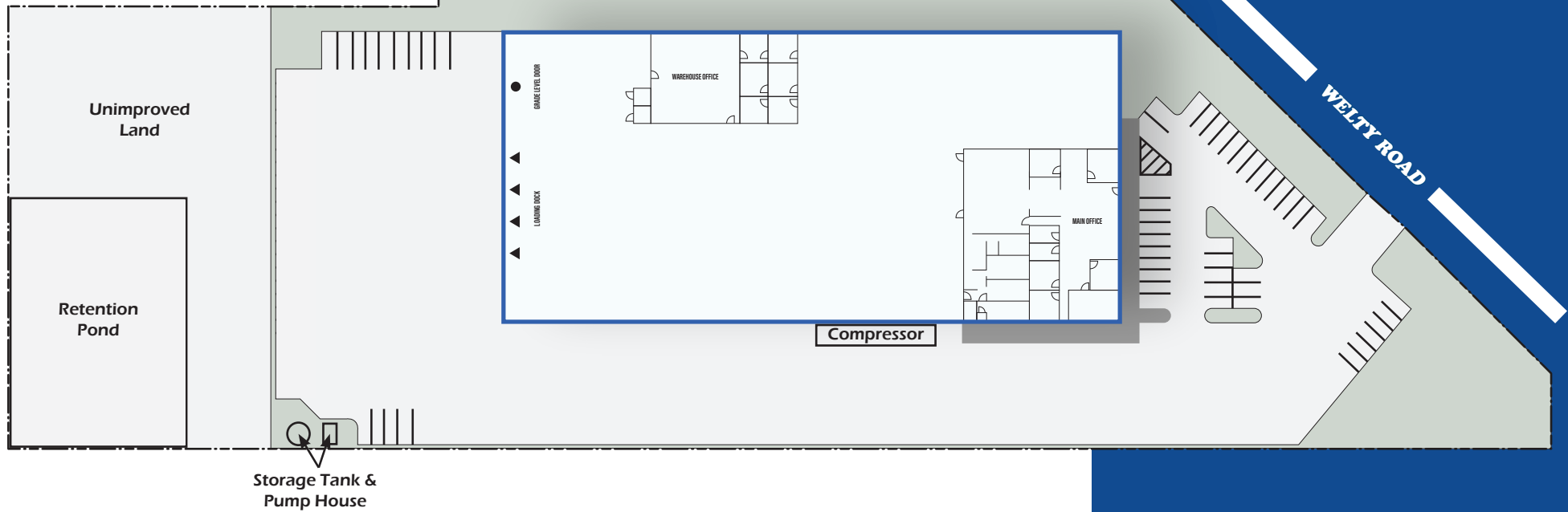
**Sales Price:** ~~\$8,600,000~~

**Price Reduced:** **\$8,300,000**

# Property Site Plan



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\*Site plan is not to scale and shall be used for reference purpose only

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## Property Photos



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## Exclusive Brokers - Industrial Services Team:

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