

NEW CONSTRUCTION-24 LOADING POSITIONS ON 3± ACRES FOR LEASE

275 S. Rogers Road, Patterson, CA



\$25,000/month, NNN

PROPERTY DETAILS

BUILDING PORTION FOR LEASE:

- 8,050± SF dock (south end)
- 24 loading positions
- Power conduit for mobile office connection
- Truck scale

YARD PORTION FOR LEASE:

- 3± acres includes:
 - 80 trailer stalls
 - Employee parking
- Asphalt paved with concrete dock aprons
- Fenced & lit yard



LOCATION HIGHLIGHTS

Located in Patterson, with I-5 access .6 miles from the property.



Burr & Temkin
Transportation Real Estate Specialists Since 1983

Garett Hall
Broker
360.259.8790
ghall@burrtemkin.com

Andrew Kemmerer
Broker
425.281.3646
akemmerer@burrtemkin.com

Jim Kemmerer
Principal
800.778.2303
kemmerer@burrtemkin.com

Owen Weikert
Broker
CA License# 02137103

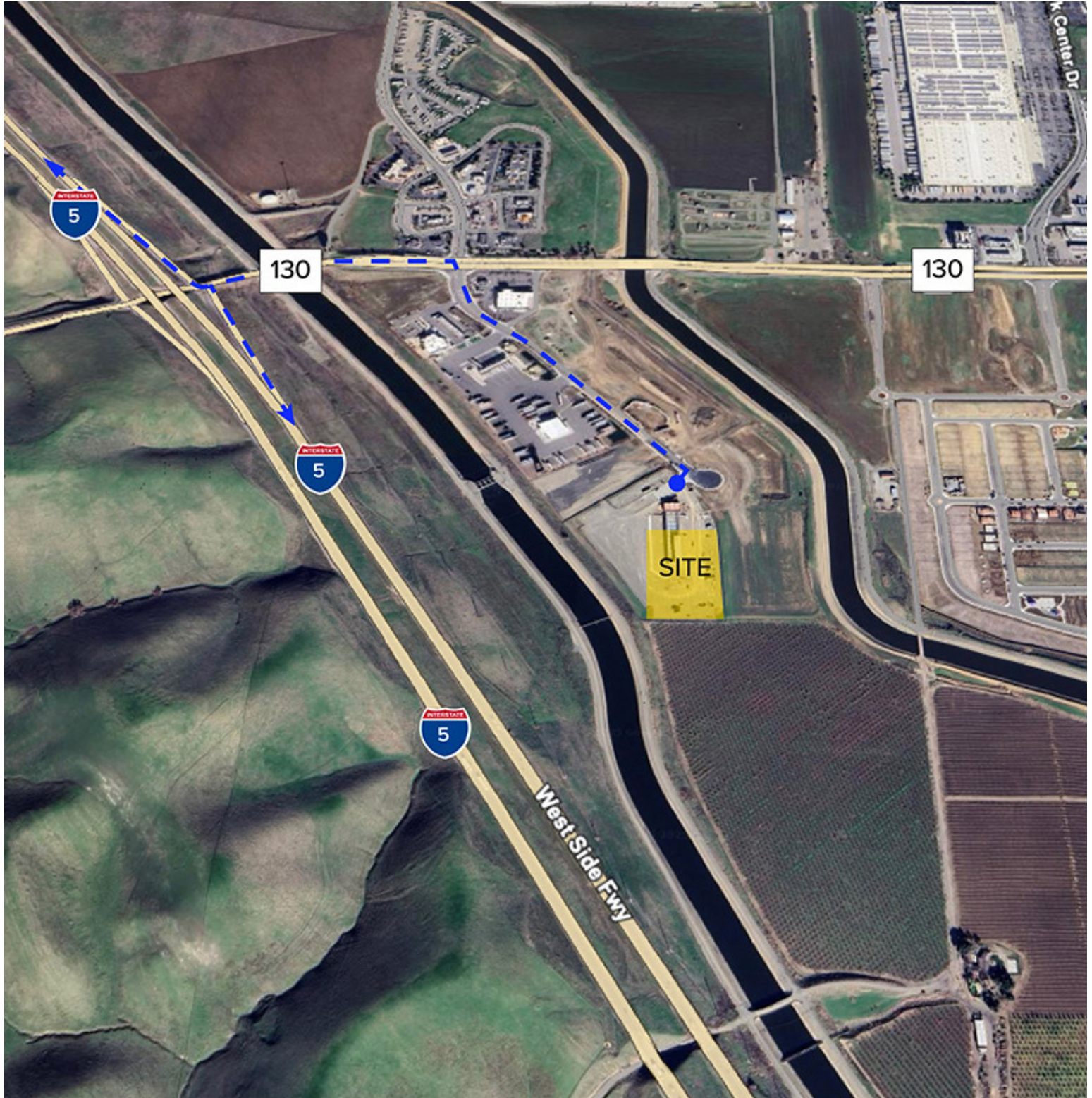


This statement is based upon information we believe to be correct and is obtained from sources we regard as reliable, but we assume no liability for errors or omissions therein.

CENTRAL VALLEY LOCATION WITH IMMEDIATE I-5 ACCESS

FOR LEASE

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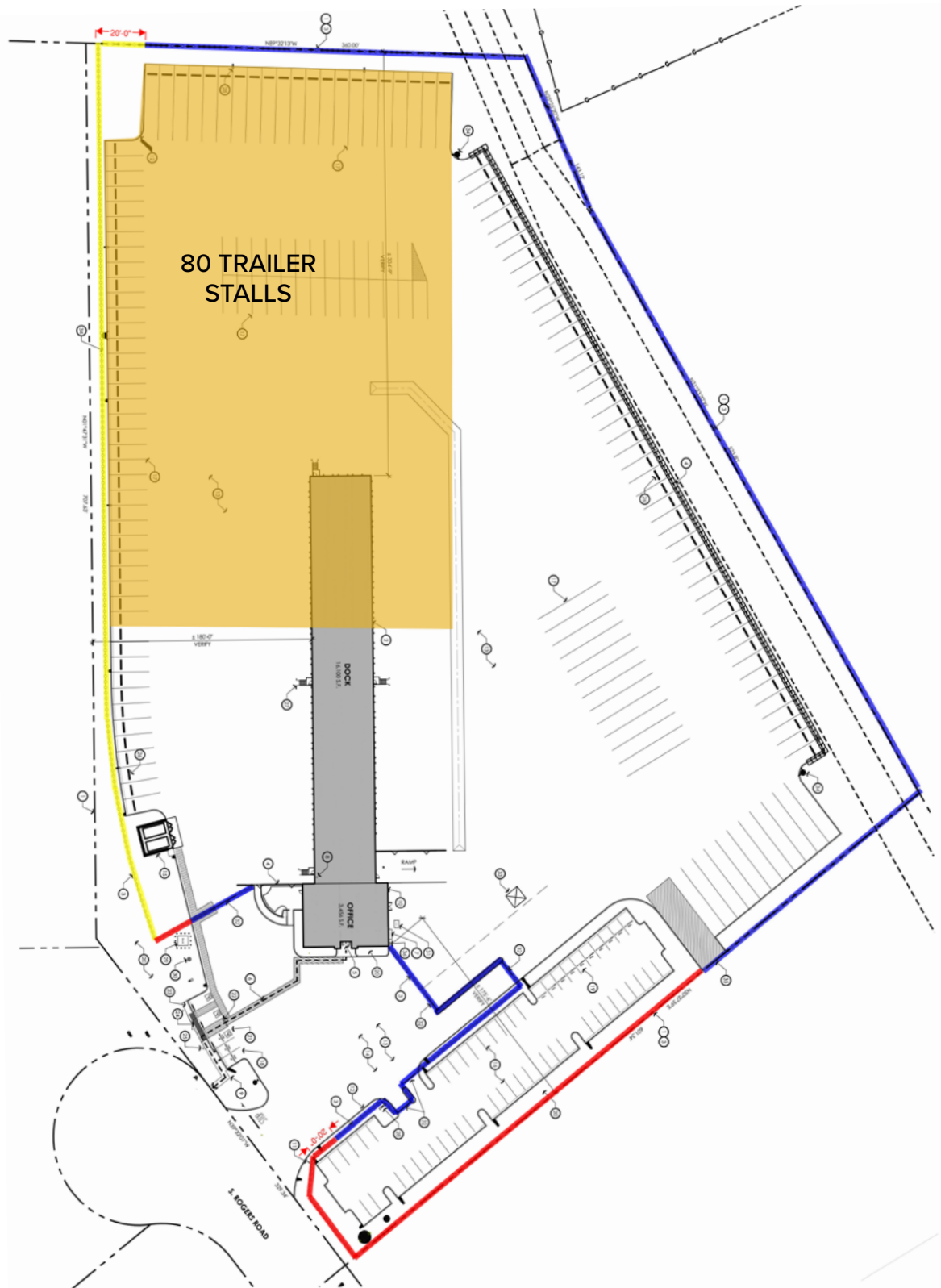
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AMPLE EXCLUSIVE TRAILER PARKING FOR LEASE

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380 Front Street S
Issaquah, WA 98027



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