



## 4111 Brew Master Dr

4111 Brew Master Dr, Ceres, CA 95307



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# 4111 Brew Master Dr

\$2,988,800

Industrial Building for Sale – Ceres, CA

Size: 22,000 Sq. Ft. | Location: Near CA Highway 99

Excellent opportunity to acquire a well-positioned industrial property with convenient access to Highway 99 in Ceres, California. The facility includes secure gated parking with remote access.

Offered as a Sale-Leaseback – Current owner seeks to remain as tenant

Cap Rate: 6%

Gross Operating Income: 26%

Features: Secure fenced yard, remote-access gate, functional industrial layout

This offering presents a stable investment with an in-place tenant and strong yield metrics....

- Manufacturing, Distribution, Secure Parking Area, Separate office and Conference Room.



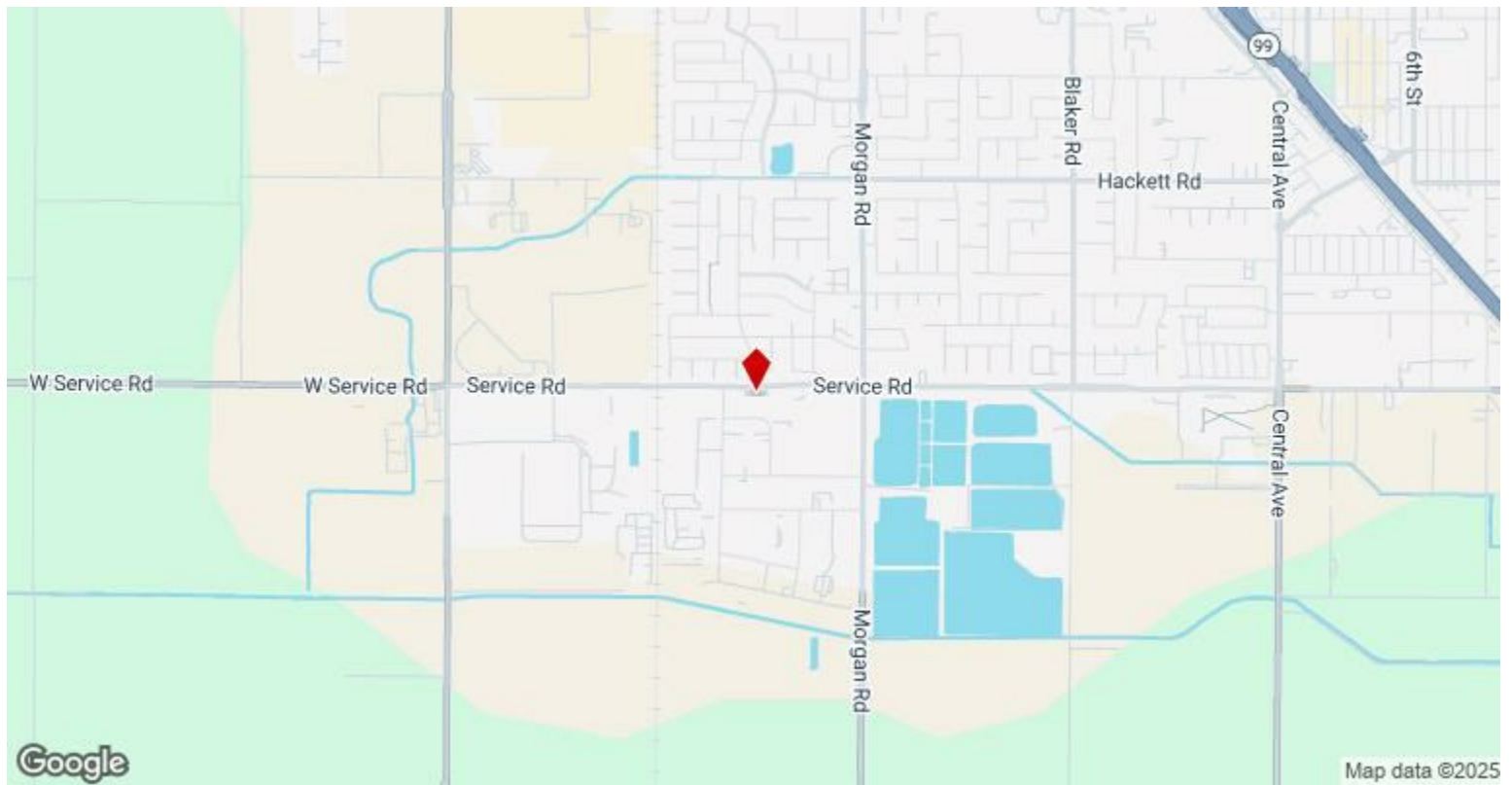
Price:	\$2,988,800
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment
Cap Rate:	6.00%
Lot Size:	1.16 AC
Gross Building Area:	22,020 SF
Rentable Building Area:	22,020 SF
Sale Conditions:	Sale Leaseback
No. Stories:	1
Year Built:	2005
Tenancy:	Single
Parking Ratio:	4.41/1,000 SF
No. Drive In / Grade-Level Doors:	10

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Kase Manufacturing	22020	Owner Occupied



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## Property Photos



Ariel South Looking North



North looking South to entrance



## Property Photos



West looking East with Vacant lot, Starting additional units



Entrance to Office Area

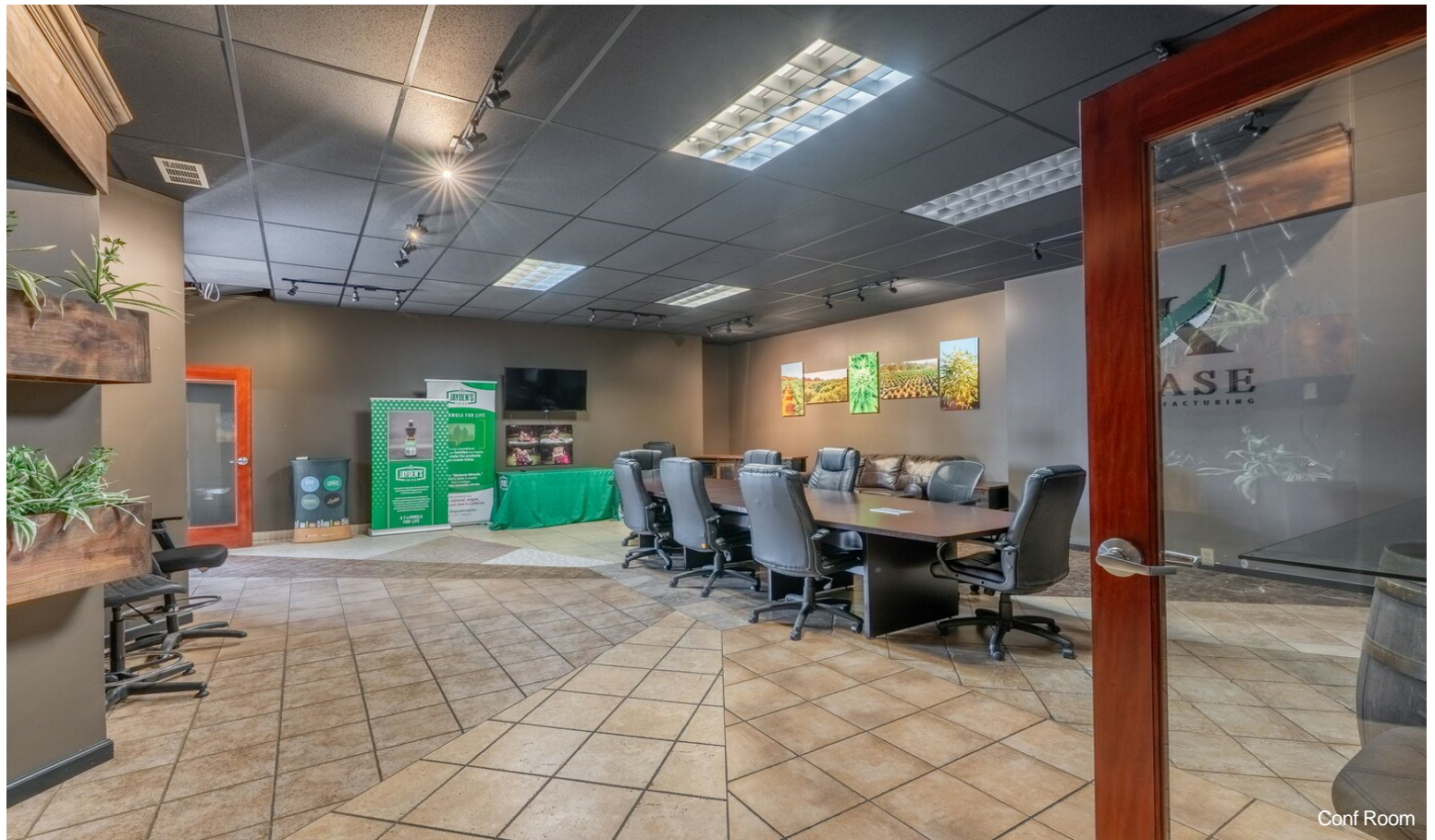


## Property Photos





## Property Photos





## Property Photos



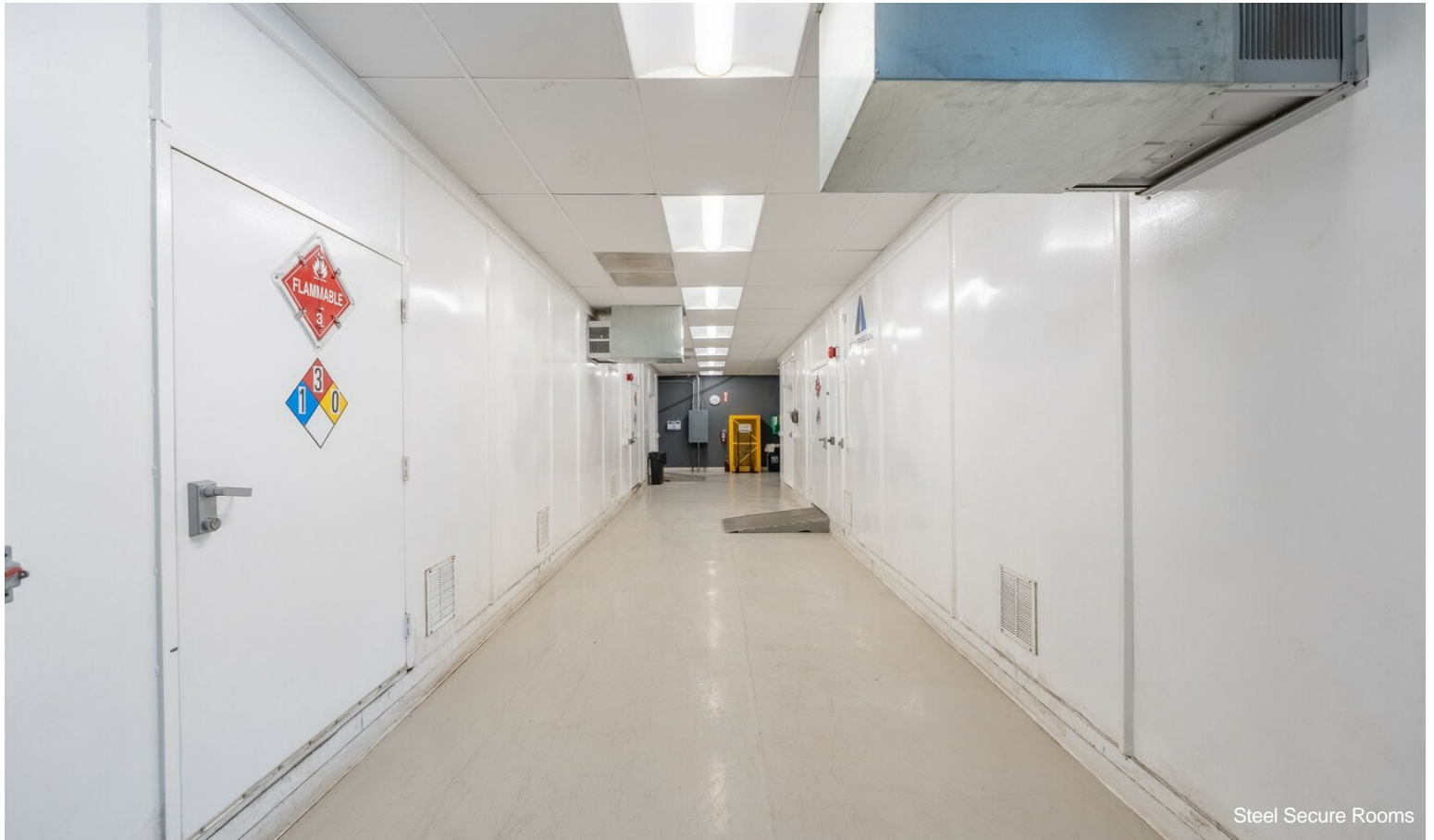


## Property Photos





## Property Photos



Steel Secure Rooms



Large Lab Area



## Property Photos





## Property Photos





## Property Photos





## Property Photos



Lab Rooms



16 ft. Roll-ups



## Property Photos





## Property Photos





## Property Photos



Storage and North HVAC Area



250 plus amp panel(s)

086-028

BROWN AVE.

POR. NE 1/4 SEC. 21 T.4S. R.9E. M.D.B.& M. 001 097 041 - 063

MILLER INDUSTRIAL PARK (40M93)

110' SERVICE ROAD

THIS MAP FOR ASSESSMENT PURPOSES ONLY

NOTE:  
POLS. "1" THRU "5"  
ARE 50.00' X 80.00' AND  
CONTAIN 4000 SQ. FT. EACH

1" = 150'

Stanislaus County Assessor

04,06

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FROM: 041-006  
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041 - 063

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