

# VERSATILE COMMERCIAL PROPERTY **FOR LEASE**

— 1995 STATE HIGHWAY 65 | WHEATLAND, CA 95692 —



**OFFICE BUILDING  
±1,600 SF**

**LARGE PAVED YARD + PARKING**

## **OFFICE • RETAIL • SERVICE • CONTRACTOR USE**

— FLEXIBLE LAYOUT FOR MULTIPLE BUSINESS TYPES —

### **PROPERTY OVERVIEW:**

- ▶ ±1,600 SF Main Building (office/retail ready)
- ▶ ±600 SF Secondary Building (office and/or shop use)
- ▶ Large paved yard for parking or operational use
- ▶ Easy access off State Hwy 65
- ▶ On-site parking and flexible layout

### **IDEAL USES:**

- ▶ Office
- ▶ Retail
- ▶ Contractor
- ▶ Auto
- ▶ Small Business Operations
- ▶ Retail
- ▶ Service Business
- ▶ Auto
- ▶ Showroom



**Office & Retail**



**Service & Contractor**

**LEASE RATE:** Starting ~\$1.20/SF/month\*

**➔ FOR LEASING INFO: [angel@walkertelecomm.com](mailto:angel@walkertelecomm.com)**