

FOR SALE



# Advanced Manufacturing & Clean Room Facility

6100 Bellevue Ln  
Anderson, CA 96007



Scott Pewitt

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# Property Summary

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## PROPERTY DESCRIPTION

Purpose-built for medical device and lens manufacturing, this ±13,350 SF industrial facility offers a rare blend of office, assembly, warehouse, and dedicated clean room space. The property is equipped with a full solar system, on-site fire hydrant, Phase 3 power, and a substantial gas line—providing the infrastructure required for advanced manufacturing and industrial operations. Located in the Ox Yoke Industrial corridor of Anderson, just minutes from Interstate 5 and Highway 273, the property delivers strategic logistical access within a well-established industrial setting.

## PROPERTY HIGHLIGHTS

- - Interstate-5 access
- - Dedicated clean room area for precision manufacturing
- - Full Solar System installed / Fire Hydrant / Phase 3 Power / Natural Gas
- - Clear-span warehouse/manufacturing floor

## OFFERING SUMMARY

Sale Price:	\$1,695,000
Lot Size:	1.79 Acres
Building Size:	13,350 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	255	1,226
Total Population	98	653	3,183
Average HH Income	\$75,140	\$74,013	\$70,496

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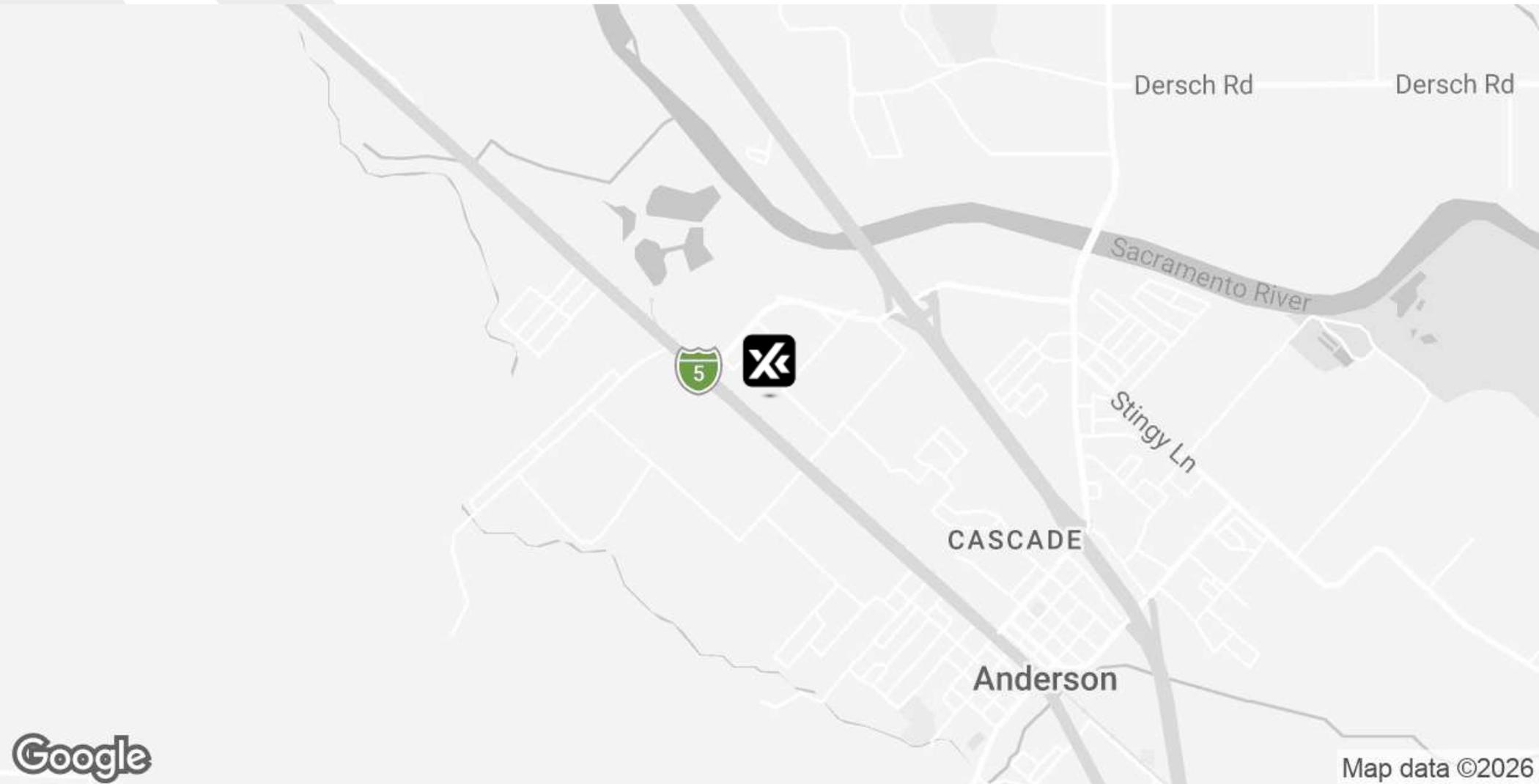
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# Location Map

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# Additional Photos

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# Retailer Map

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Map data ©2026

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# Demographics Map & Report

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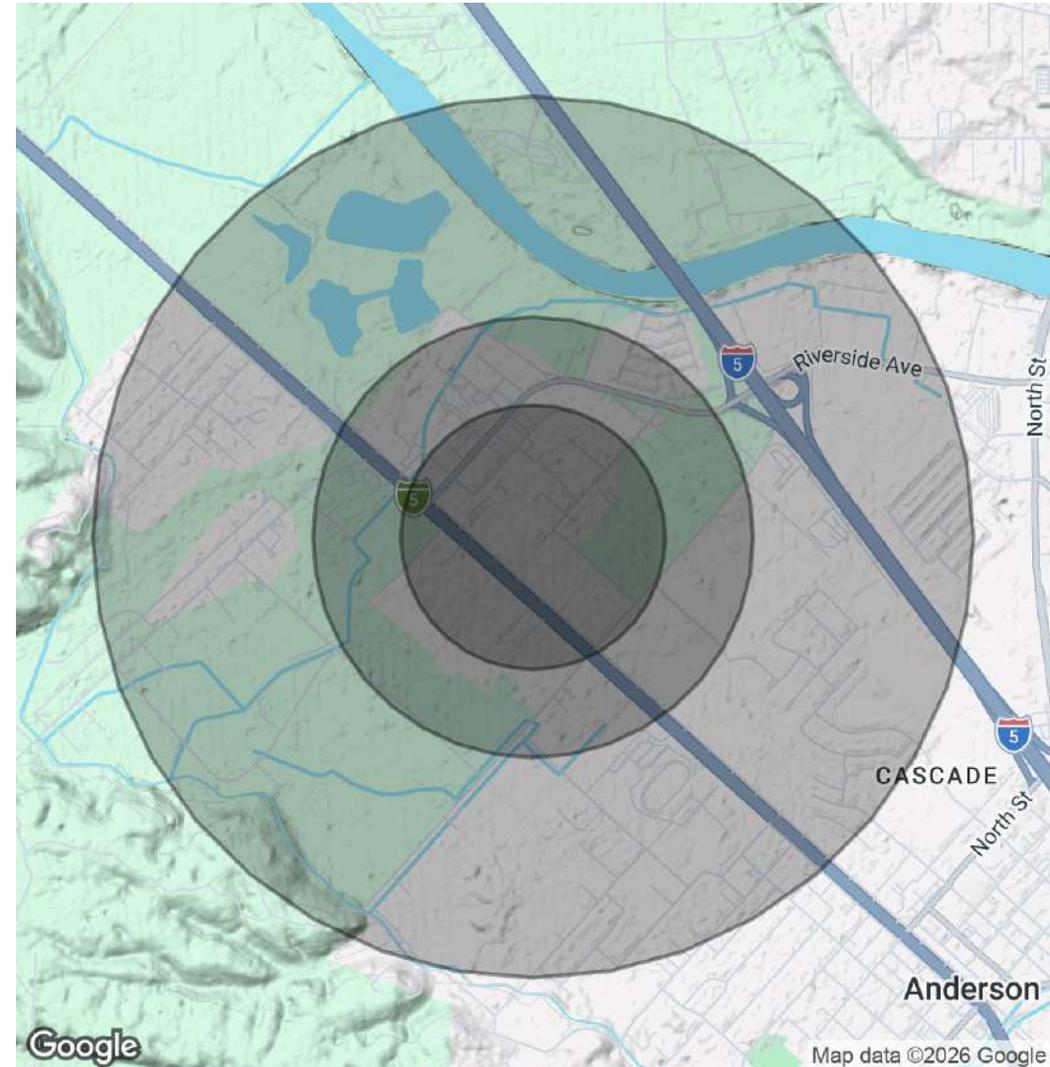
FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	98	653	3,183
Average Age	40	40	40
Average Age (Male)	39	38	39
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	255	1,226
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$75,140	\$74,013	\$70,496
Average House Value	\$324,079	\$324,451	\$320,632

Demographics data derived from AlphaMap



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# Meet the Team

6100 Bellevue Ln, Anderson, CA 96007

*A TEAM MAKES THE DIFFERENCE*



## **SCOTT PEWITT- COMMERCIAL SALES AND LEASING**

Scott Pewitt has been working with business owners and investors since 2011. Scott launched eXp Commercial seeing a need for responsive, relationship-based commercial real estate services. Scott is passionate about strategically helping people build or rebuild their net worth through commercial real estate.

Scott's favorite past times include traveling, backpacking, hiking, family time, The Art of Personal Mastery, and his pursuit playing Pickleball on his journey to the U.S. Open. He and his wife Deanna have a blended family of seven kids, all of whom are entrepreneurs in their own right.

## **CONTACT INFO**

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## **JOSHUA JOHNSON- REAL ESTATE DEVELOPMENT**

Joshua Johnson has been serving clients since 2018. He primarily focuses on advising commercial building owners, tenants, land owners, and investors. Joshua offers his personal experience as a land developer and investor to his clients as they plan their upcoming projects. Joshua has developed a residential subdivision, downtown housing, and is currently exploring other commercial projects in our region.

Joshua loves serving clients who are looking to buy properties for the purpose of adding long-term value and seeking the highest and best use of the property.

## **CONTACT INFO**

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