

Rare Opportunity: Prime Development with Exceptional Visibility



FOR SALE OR LEASE

10351 LIVE OAK AVE

GALT, CA 95632

FOR MORE INFORMATION, CONTACT:

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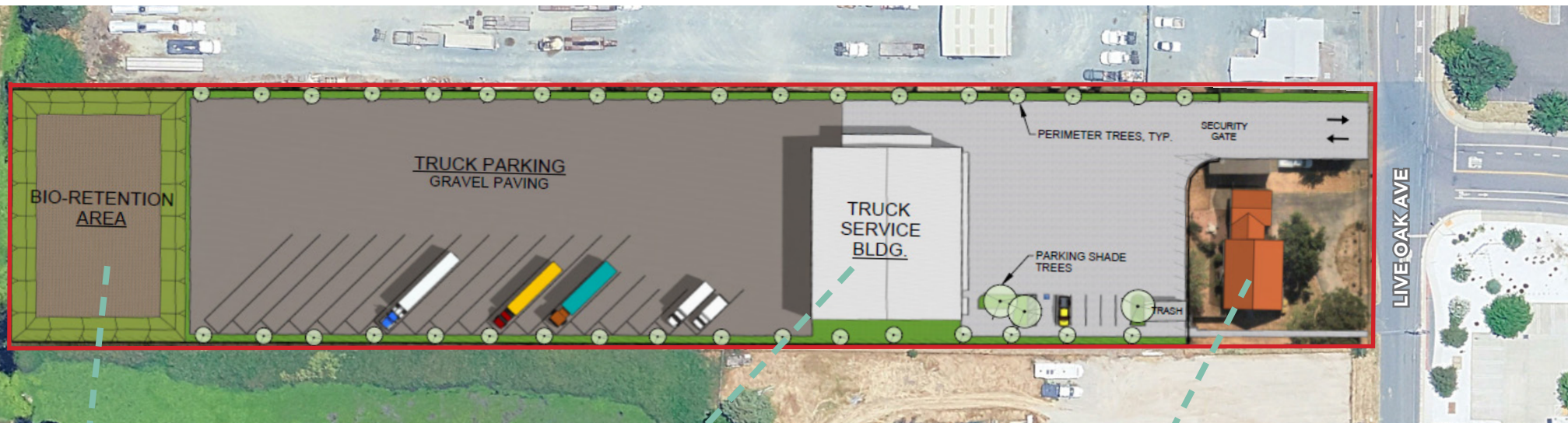


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SITE PLAN

Unlock the potential of this hard-to-find property, featuring a $\pm 10,000$ SF service building on approximately 3 acres. The site currently includes a $\pm 1,644$ SF existing structure, offering immediate utility with long-term growth on the horizon. Boasting excellent street frontage and versatile zoning, this is a standout opportunity for owner-users or businesses seeking a high-profile location. Perfectly suited for a wide range of uses, this property combines visibility, scalability, and flexibility—all in one dynamic location. Current zoning is Light Industrial with entitlements from City of Galt for Truck Repair, Truck Wash and Truck Parking.



ICON

BIO RETENTION AREA
 $\pm 9,375$ SF

ICON

SERVICE BUILDING
 $\pm 10,000$ SF

ICON

EXISTING BUILDING
 $\pm 1,644$ SF HOUSE
INCLUDED IN THE SALE
OF THE PROPERTY

ICON

APN
150-0011-099

ICON

PARCEL SIZE
 ± 3 ACRES

ICON

SALE PRICE
CONTACT BROKER

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**PROPERTY
PHOTOS**

BLDG SIZE	CLEAR HEIGHT	LOADING DOORS	POWER	SPRINKLERS
±9,964 SF	24'	10 - 12x14 doors drive through capability	400 amps 277/480 Volt 3-phase	Yes



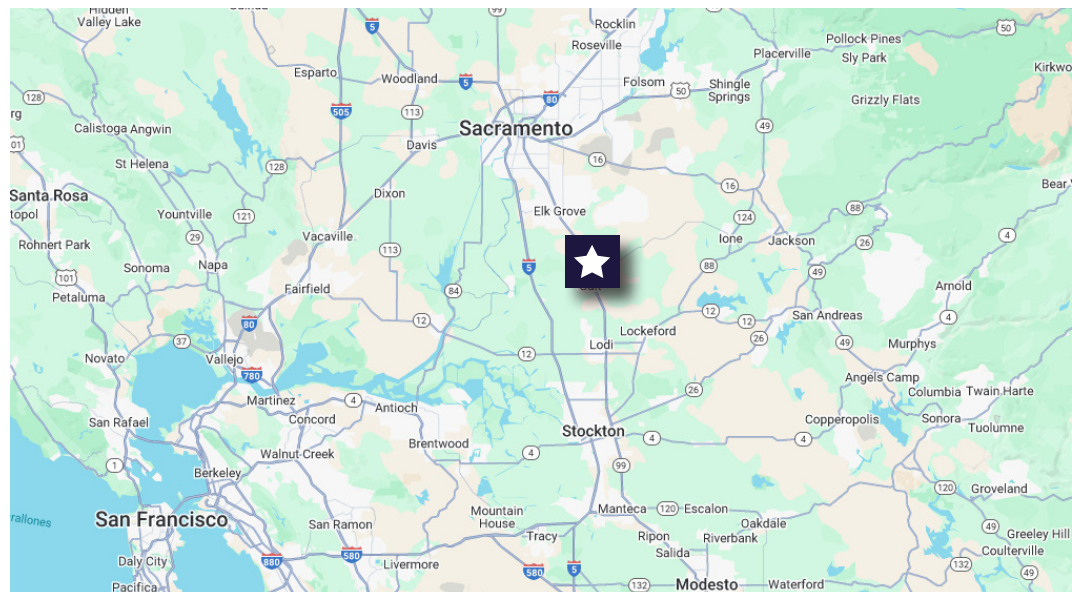
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MARKET HIGHLIGHTS

Positioned along the Highway 99 corridor, Galt offers a strategic location for industrial users seeking efficient access to Sacramento, Stockton, and the greater Central Valley. With competitive land costs, a growing labor pool, and proximity to major transportation routes, Galt is ideal for warehousing, distribution, and light manufacturing operations. The city supports industrial growth with a streamlined permitting process and infrastructure investments, making it an attractive destination for occupiers and investors alike.

SITE MAP

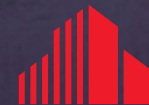




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**CUSHMAN &
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