

**FOR LEASE – SALES/SERVICE SHOP WITH YARD**  
**22420 NORTH HIGHWAY 99, ACAMPO, CA**

**AVAILABLE JANUARY 2027**



**Economic Data: \$40,000.00 MO/NNN**

**DO NOT DISTURB TENANT / VIEW BY APPOINTMENT ONLY**

For More Information, Contact Exclusive Agent:

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### COMMENTS:

- 8,685± SF Truck Shop w/ Class “A” Office
- 3.59± Acres
- Constructed in 2026
- Zoning: I-T - Truck Terminal (San Joaquin County)

### FEATURES:

- Steel/metal construction
- Seven (7) GL Doors – Five (5) (14' x 14') ; Two (2) (16' x 14')
- 3,687± SF office (2-story) including multiple private offices, reception area, breakroom, conference room, bullpen, dispatch office and 4 restrooms
- 4,998± SF 3-bay drive through maintenance shop
- 400 Amp, 120/240 Volt, 3 Phase (indicated)
- 19'.5” – 22'.10' minimum clearance
- LED lighting throughout
- Paved, fenced and secure yard with gated entry
- 20,000 gallon static fire suppression tank
- Excellent Hwy 99 visibility and access via E. Peltier Rd.



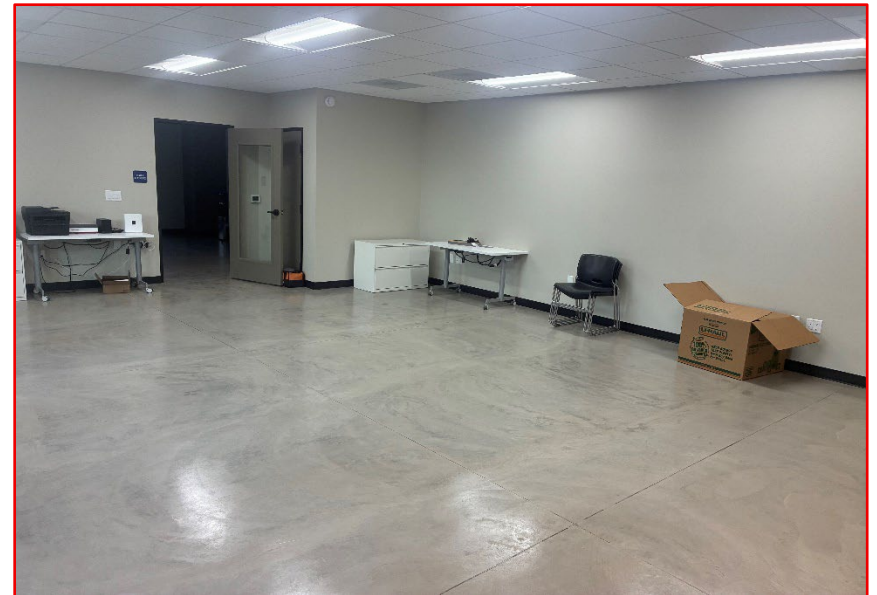
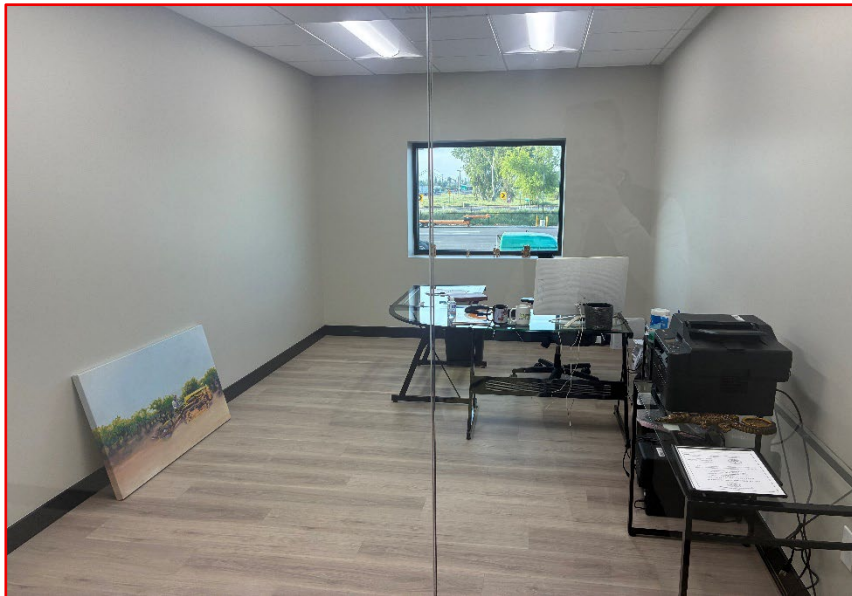
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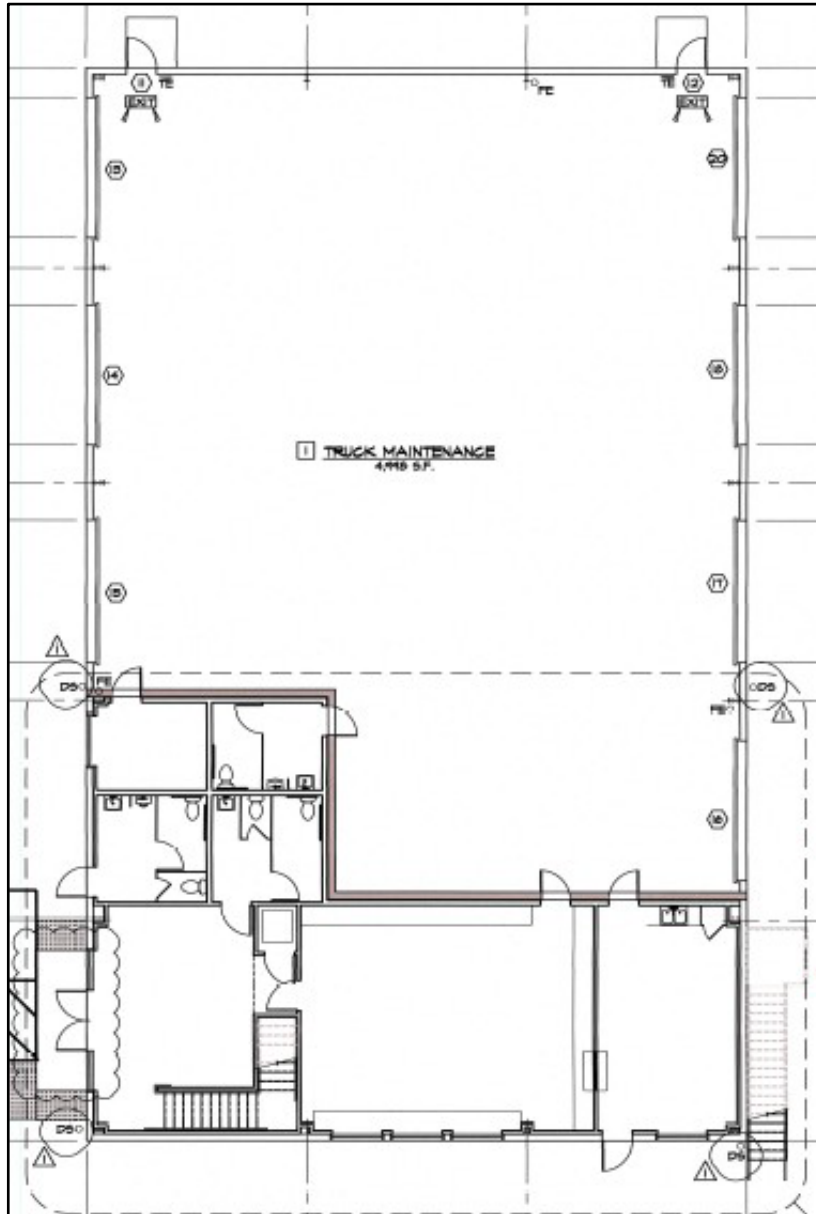
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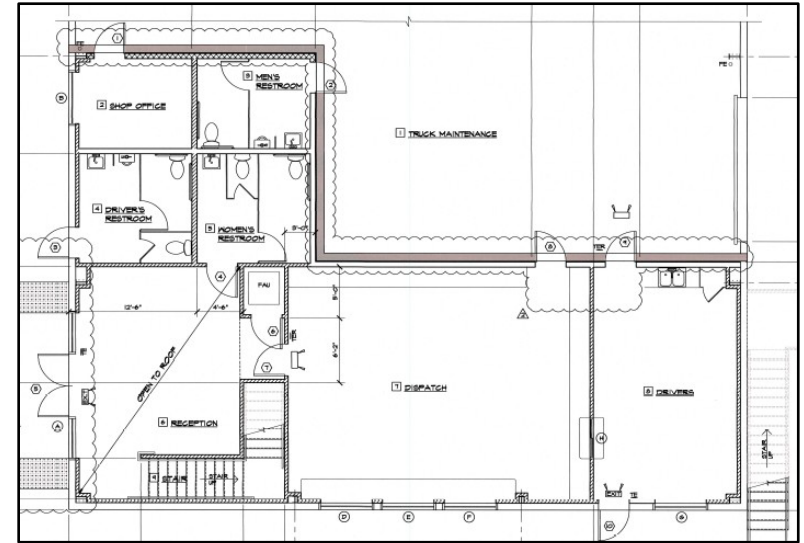
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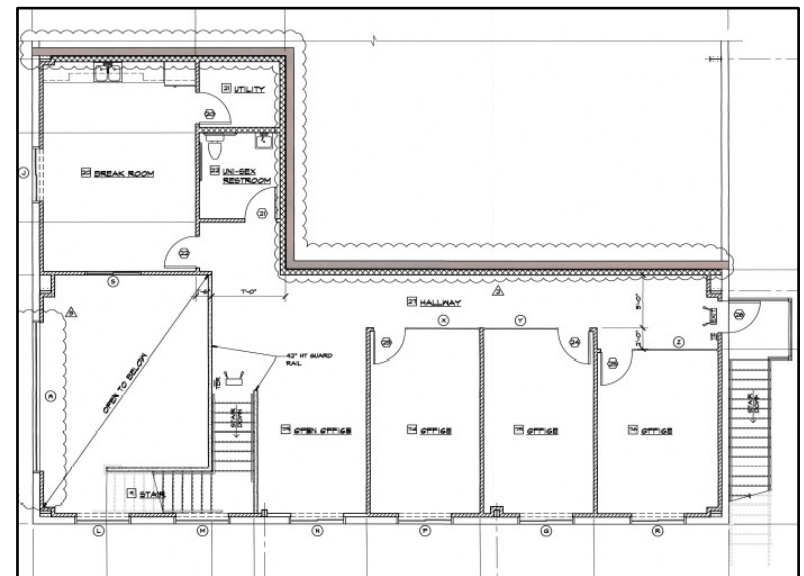
**BUILDING**



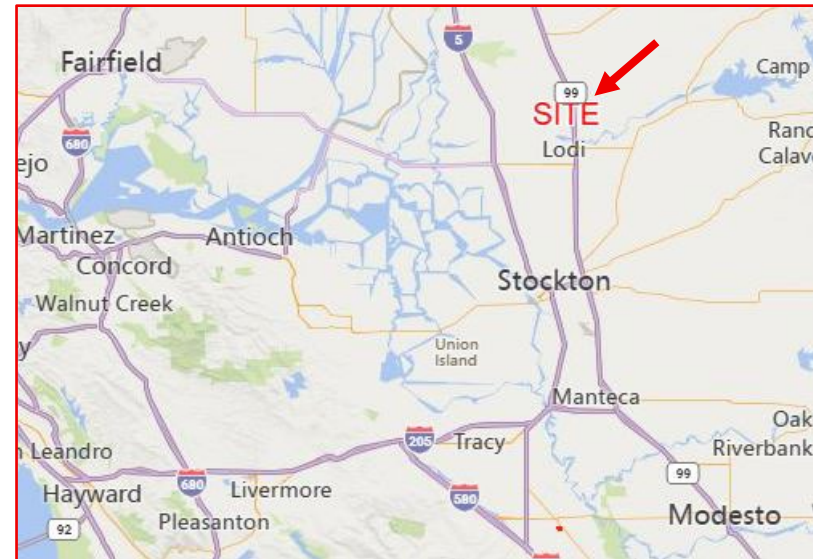
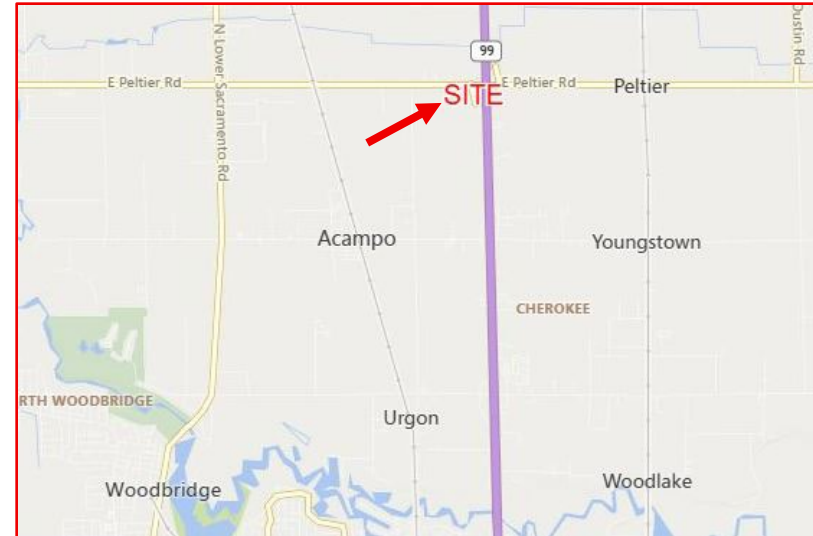
**OFFICE – FIRST FLOOR**



**OFFICE – SECOND FLOOR**



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