

# OFFERING MEMORANDUM

Introducing **Prime Contractor's Hub at 4500 Highway 33, Crows Landing!** This warehouse boasts 4,500 square feet of space, a 14-foot roll-up door, and an impressive 600 AMP power supply, perfect for powering your business operations. With a nightwatchman bedroom and kitchen included, security and convenience are top priorities. Situated near Stanislaus County's planned Crows Landing Industrial Business Park, this property is primed for success now and going forward. The park, a revitalized former airfield, offers a strategic location near Silicon Valley and a regional port, coupled with robust infrastructure and a competitive cost of living. Exciting developments lie ahead, with plans for increased water system reliability and expansion, ensuring this property remains at the forefront of economic growth. Don't miss this opportunity to secure a valuable asset in a rapidly evolving business hub. Invest in the future at **Prime Contractor's Hub!**



Mountain Valley Properties  
California Department of Real Estate  
License #01184629  
George Galloway Mac Master



515 Keystone Blvd.  
Patterson, CA 95363  
Office (209) 892-8300  
Call or Text (209) 996-4672  
Email Mac@gvni.com  
www.ILovePatterson.com  
www.PattersonRealEstate.net

**MOUNTAIN  
VALLEY  
PROPERTIES**  
CA BRE 01184629

# 209.892.8300

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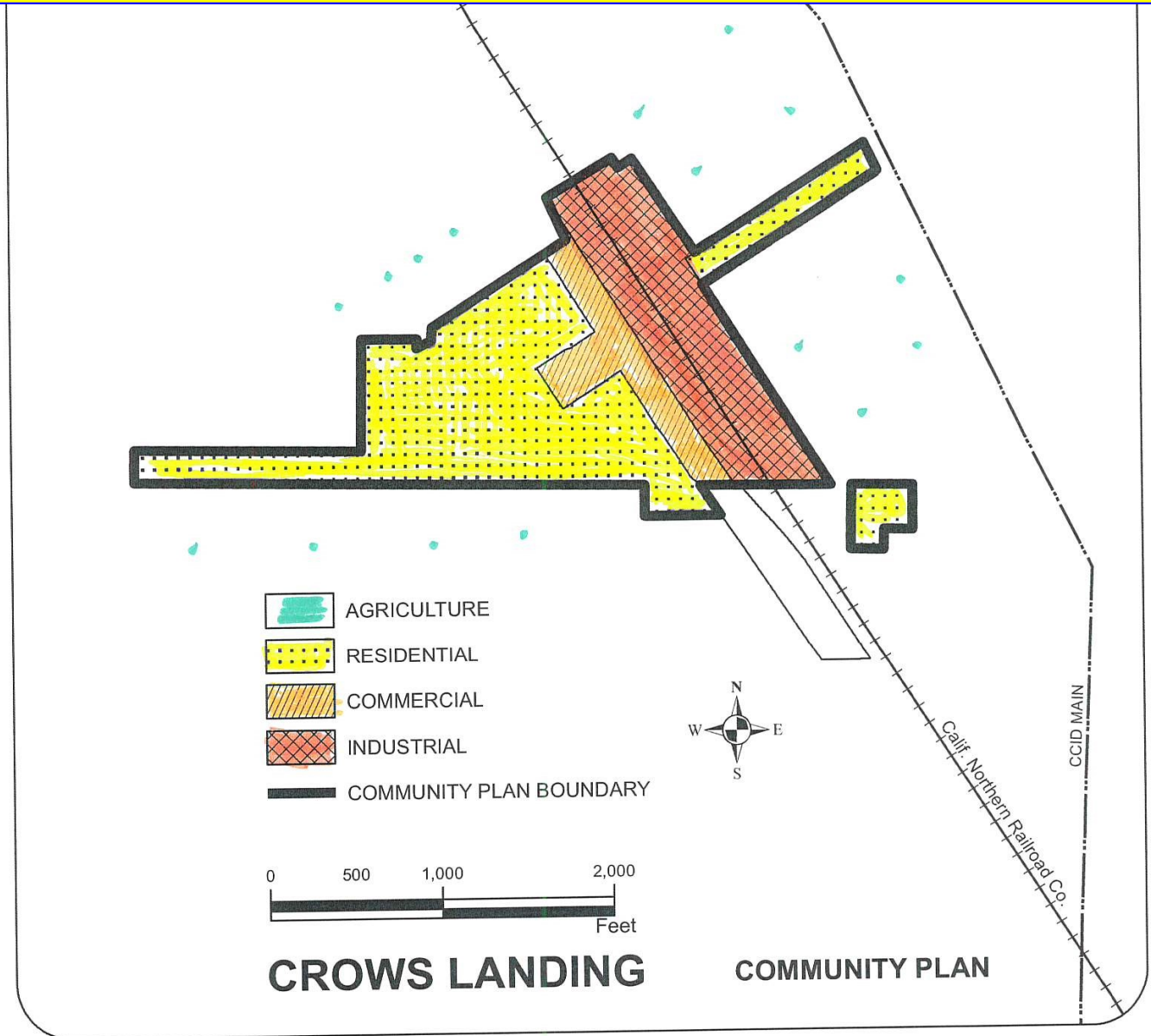


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