

# FORMER CHEESE PROCESSING FACILITY

## FOR SALE OR LEASE

6625 2nd STREET | RIVERBANK | CA

- |                      |                       |
|----------------------|-----------------------|
| Processing Facility: | 14,900±SF             |
| Second Story Office: | 2,000± SF             |
| Freestanding Cooler: | 3,250± SF (50' x 65') |
| Modular Office:      | 1,400±SF (24' x 60')  |
| Total:               | 21,590± SF            |
- Land Area: 1± acre (two 0.5± ac parcels)
  - Zoning: Light Industrial - City of Riverbank
  - Electricity: 2000 Amp, 277/480 volts, 3 phase
  - Utilities: Water & Sewer: City of Riverbank  
Electric and Gas: PG&E (Pacific Gas & Electric)
  - Equipment: Offering may include some of the extensive equipment still on-site which was formerly used as a cheese processing plant.

### CONTACT

Mark Reckers, SIOR  
BRE #00938704  
mreckers@lee-associates.com  
D 209.983.6838  
C 209.471.4884

**SALE PRICE: \$2,500,000**

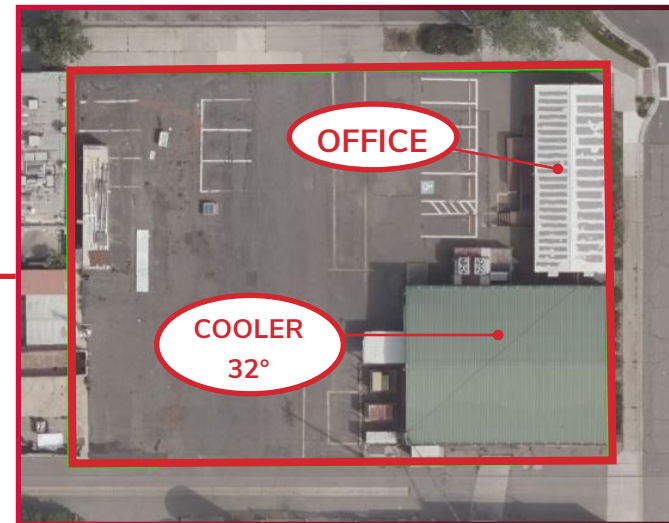
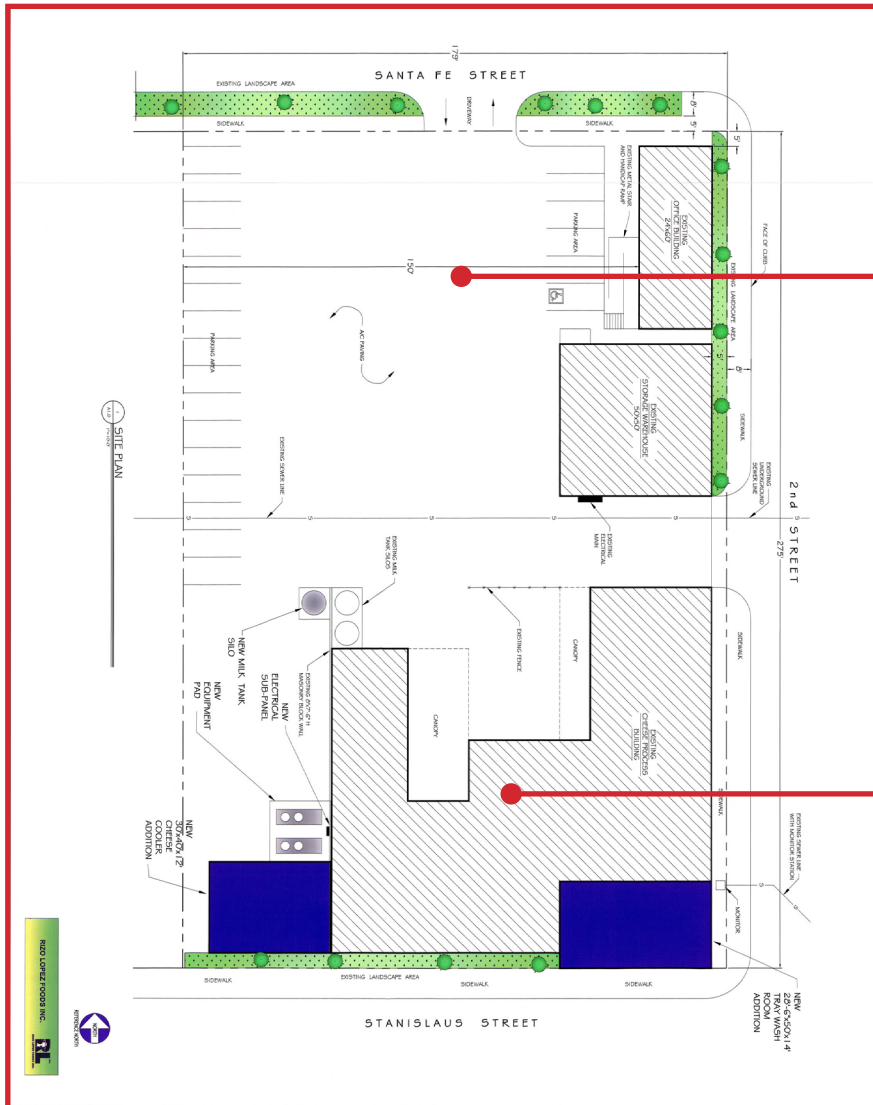
**LEASE RATE: \$15,000 PER MO /  
MODIFIED NET**



# FORMER CHEESE PROCESSING FACILITY

## FOR SALE OR LEASE

6625 2nd STREET | RIVERBANK | CA



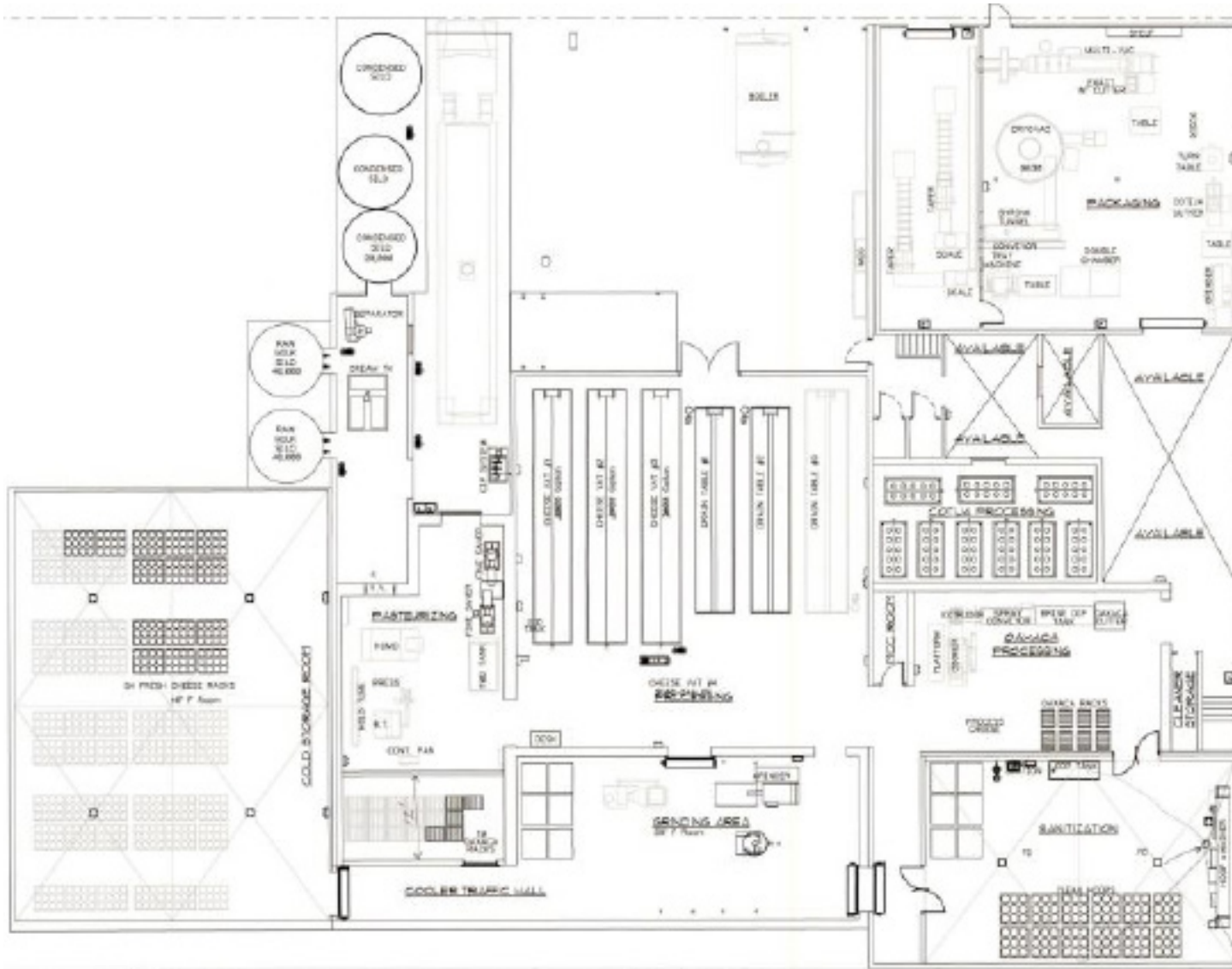
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# FORMER CHEESE PROCESSING FACILITY

## FOR SALE OR LEASE

6625 2nd STREET | RIVERBANK | CA

### Plant Layout



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FORMER CHEESE PROCESSING FACILITY  
FOR SALE OR LEASE  
6625 2nd STREET | RIVERBANK | CA

