



AVAILABLE FOR SALE OR LEASE
21085 LONGEWAY RD.
SONORA, CA

±7,500 SF AVAILABLE



CONTACT US:

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21085 LONGEWAY RD.



AVAILABLE FOR SALE

Asking \$1,250,000 (\$167/SF)

Favorable Seller Financing Terms may be available to qualified buyers

AVAILABLE FOR LEASE

**Asking \$9,375 (\$1.25/SF)
per month NNN (± \$.25/SF)**

Demising into smaller office spaces may be possible

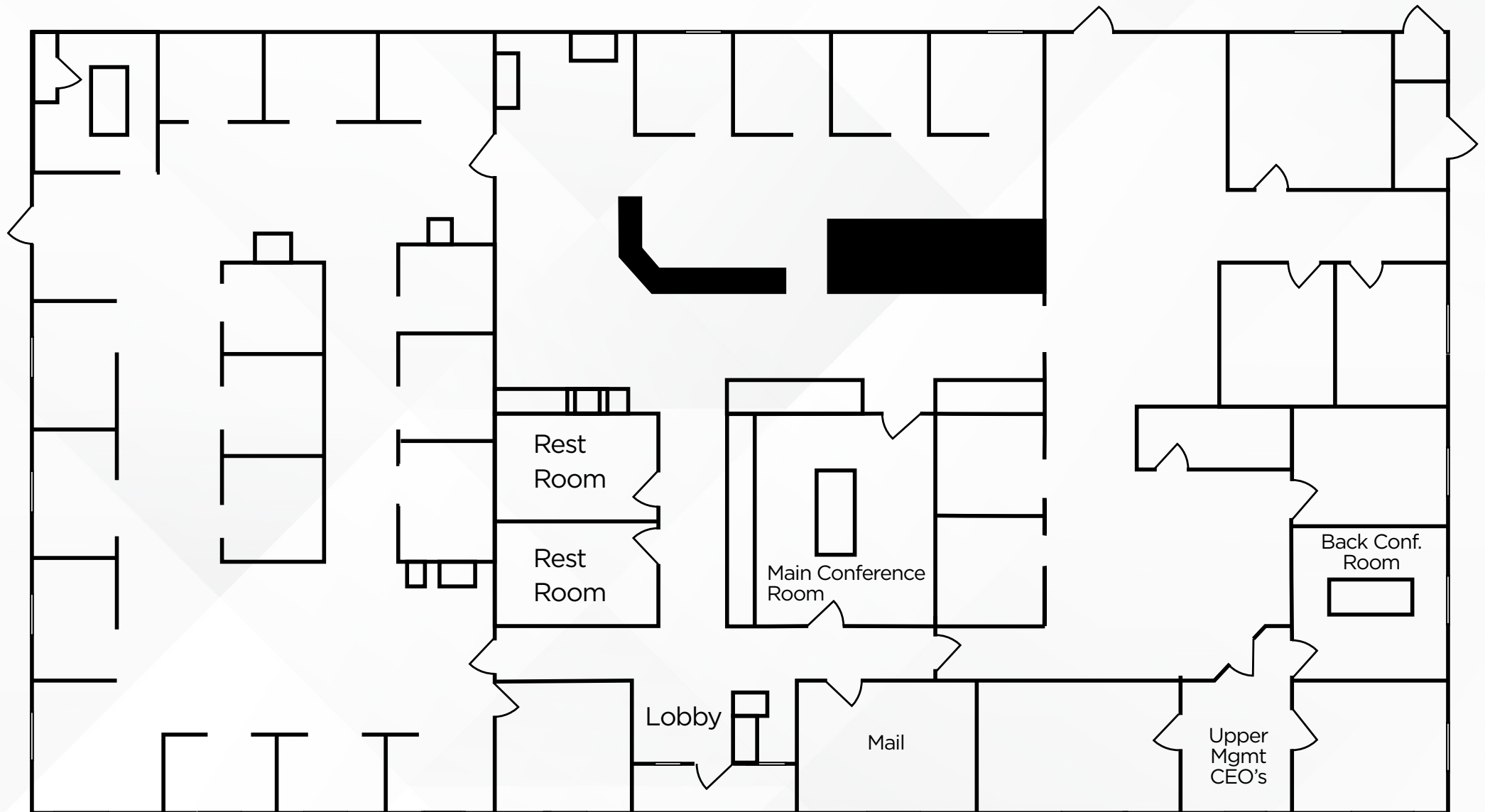
PROPERTY HIGHLIGHTS

- ±7,500 SF Space may be able to be demised into 2-3 smaller office spaces
- Proximity to multiple restaurants, retail amenities and essential business services
- Easy access to Highway 108
- Building signage
- Ample parking
- Office campus environment
- Current Tenant Lease Expiration Date is **12/31/2029**, but tenant would like to vacate as soon as possible by either subleasing to another tenant or terminating for a sale or lease to another party
- Some office furniture may be available for plug & play solutions
- Short Term Sublease situations may be possible
- Building has large amount of power and compressed air for multiple uses and equipment
- Building has an Emergency Generator, Fire Sprinklers, HVAC Systems and Large Doors for some Pallet Access and designed for large roll up door access if needed

GALLERY



FLOOR PLAN



AERIAL MAP



21085 Longeway Rd.
Sonora, CA

Longeway Rd.

108

Chaparral Heights

Willow Springs

108

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