

Industrial Property For Sale 495 S. Golden State Blvd, Turlock, CA



- **± \$1M INVESTED IN NEW ROOF & RETROFITTING**
- **FULLY ENTITLED CANNABIS CULTIVATION & DISTRIBUTION FACILITY**
- **CITY COUNCIL & PLANNING COMMISSION APPROVED**
- **APPROVED TAX SHARING/DEVELOPMENT AGREEMENT**



To discuss your property or any commercial real estate needs please contact

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DANNY PRICE
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PROPERTY INFORMATION

Address	495 S. Golden State Blvd, Turlock, CA	County	Stanislaus County
Sale Price	\$4,300,000.00	Property Type	Industrial
Bldg SF	±54,156 SF	Sale Type	Owner User
Lot Size	±1.70 AC (Subject to lot line adj. Final AC TBD)	Zoning	Industrial
Tenancy	Multi	Year Built	1915
Parking	60 Spaces / 0.51 Ratio	APN	043-051-016-000
		Procurring Broker Fee	2.5%

Sale Notes:

Cash or terms acceptable to Seller. Seller financing possible.

*LOT LINE WILL BE ADJUSTED AS AERIAL IMAGE ON PAGE 6 IS PORTRAYED.

Highlights:

- Nearly \$1M in upgrades on the property
- Fully Entitled Cannabis Cultivation & Distribution Facility
- Highly Valued Development Agreement Approved
- Favorable Utility Rates and Favorable Tax Structure in Development Agreement make this property a highly valuable opportunity for user
- Excellent opportunity for indoor storage, boat & RV storage, etc.
- Great location near bustling & revitalized downtown Turlock, CA
- Close proximity to Highway 99

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TURLOCK CANNABIS PILOT PROGRAM

TURLOCK CANNABIS PILOT PROGRAM

RETAIL 5 YEAR TERM

YEAR PUBLIC BENEFIT AMOUNT

DEDICATED 0.25%
JUVENILE
DRUG/ALCOHOL
PREVENTION/TREATMENT

1 st	\$25,000 or 5% gross receipts (whichever is greater)	0.25%
2 nd	\$30,000 or 5% gross receipts (whichever is greater)	0.25%
3 rd	\$35,000 or 5% gross receipts (whichever is greater)	0.25%
4 th	\$40,000 or 5% gross receipts (whichever is greater)	0.25%
5 th	\$45,000 or 5% gross receipts (whichever is greater)	0.25%

CULTIVATION 5 YEAR TERM

YEAR PUBLIC BENEFIT AMOUNT
AMORTIZED ANNUALLY

1 st	\$10.00 sq/ft [CANOPY SIZE]
2 nd	\$10.00 sq/ft [CANOPY SIZE]
3 rd	\$10.00 sq/ft [CANOPY SIZE]
4 th	\$10.00 sq/ft [CANOPY SIZE]
5 th	\$10.00 sq/ft [CANOPY SIZE]

MANUFACTURING 5 YEAR TERM

YEAR PUBLIC BENEFIT AMOUNT
AMORTIZED ANNUALLY

1 st	\$10.00 sq/ft [FLOOR SPACE]
2 nd	\$10.00 sq/ft [FLOOR SPACE]
3 rd	\$10.00 sq/ft [FLOOR SPACE]
4 th	\$10.00 sq/ft [FLOOR SPACE]
5 th	\$10.00 sq/ft [FLOOR SPACE]

DISTRIBUTION 5 YEAR TERM

YEAR PUBLIC BENEFIT AMOUNT OWED IF
DISTRIBUTION IS TO AN ENTITY NOT WHOLLY
OWNED AND OPERATED BY THE CANNABIS
APPLICANT. [AMORTIZED ANNUALLY]

NO PUBLIC BENEFIT AMOUNT OWED IF
DISTRIBUTION IS TO A SEPARATE ENTITY
WHOLLY OWNED AND OPERATED BY THE
CANNABIS APPLICANT.

1 st	2.5% of gross receipt	0.0% of gross receipt
2 nd	2.5% of gross receipt	0.0% of gross receipt
3 rd	2.5% of gross receipt	0.0% of gross receipt
4 th	2.5% of gross receipt	0.0% of gross receipt
5 th	2.5% of gross receipt	0.0% of gross receipt

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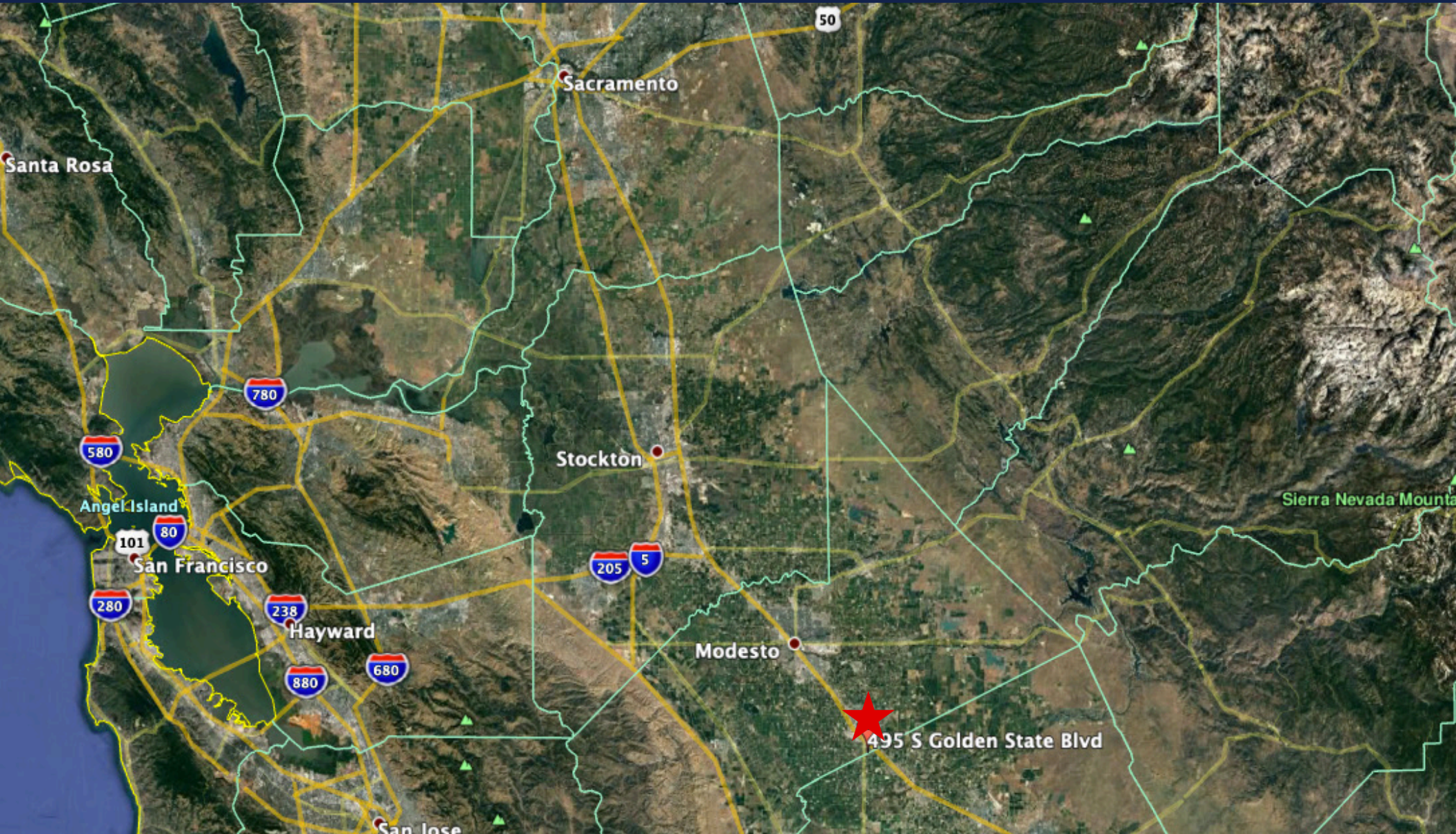
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LOCATION MAP



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ASSOCIATES

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SINCE 1957 REAL ESTATE

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AERIAL VIEW - AREA TO BE SOLD



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BUSINESS MAP



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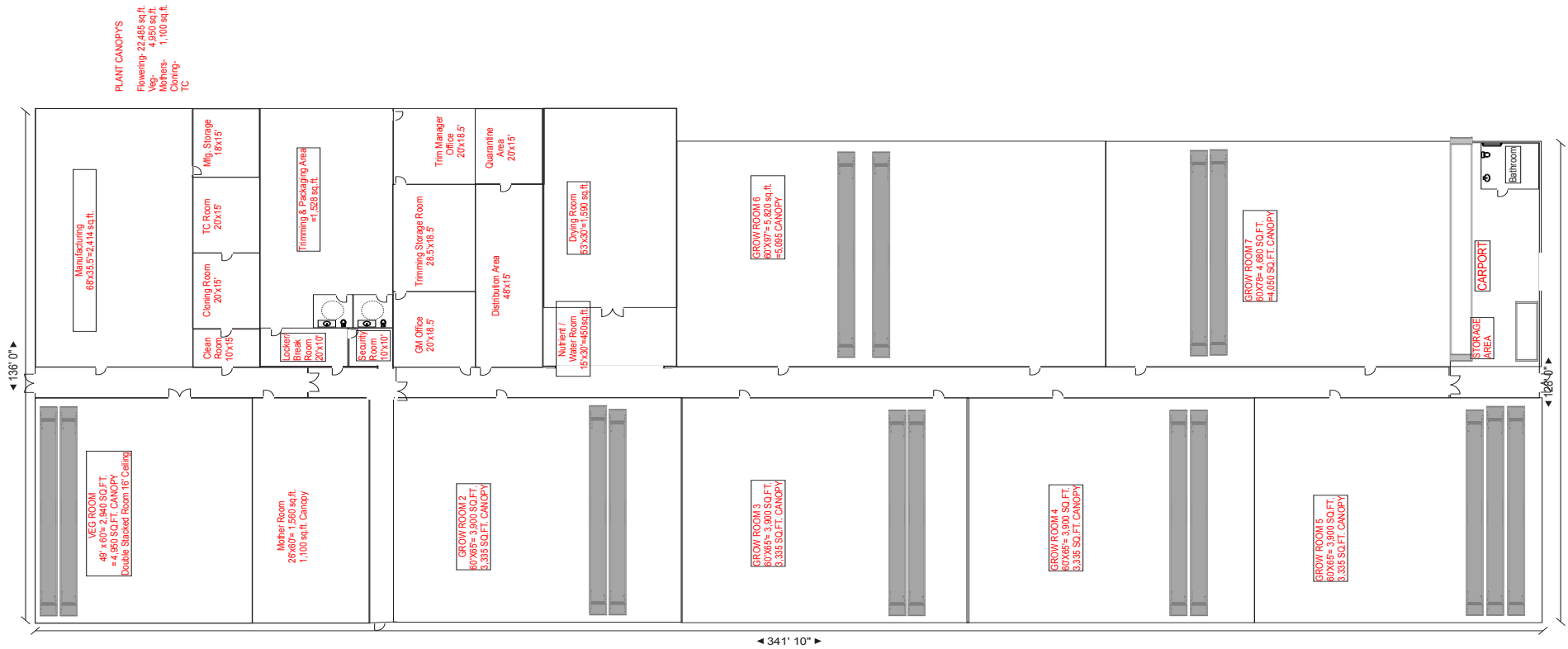
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PROPOSED FLOOR PLAN - NOT BUILT OUT



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EXTERIOR IMAGES



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