

AVAILABLE FOR LEASE OR SALE

5050
ARBOGA ROAD

OLIVEHURST, CA



±65,333 SF INDUSTRIAL FACILITY ON ±12.85 ACRES

NEWMARK

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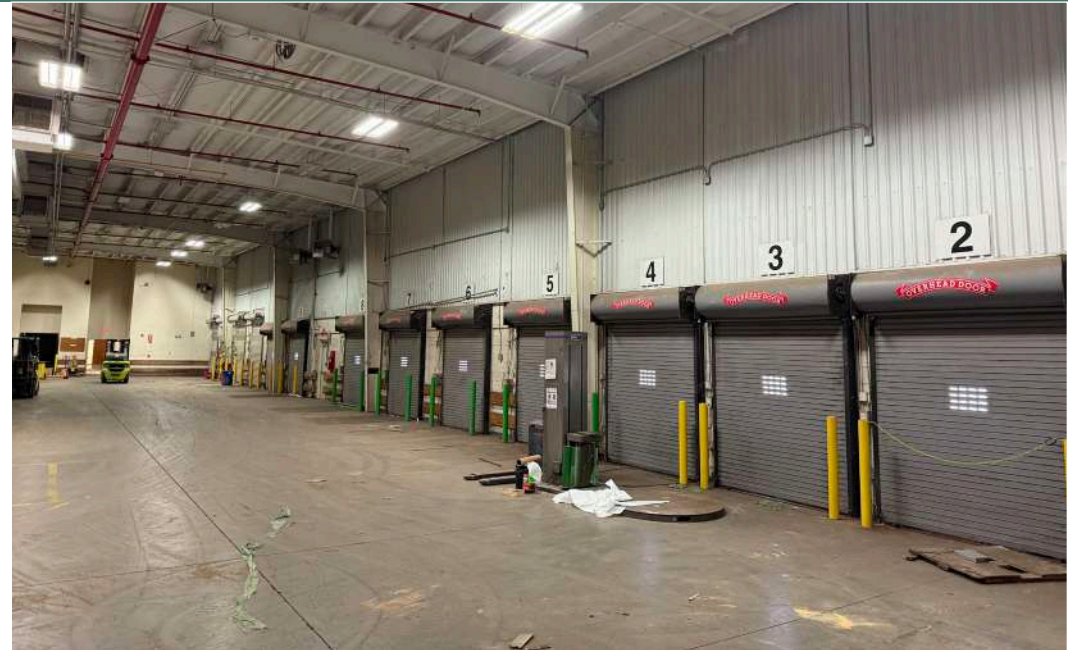
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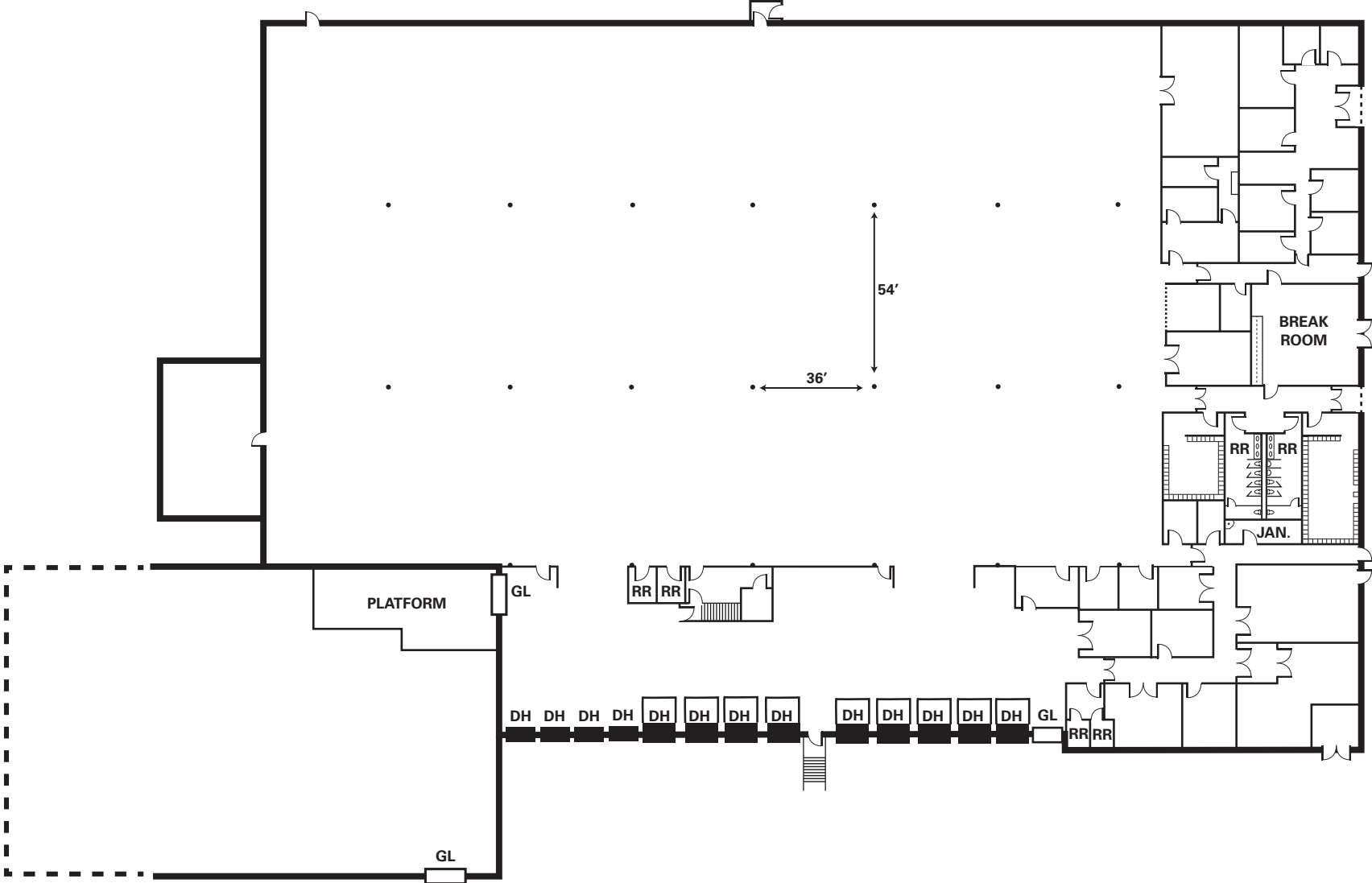
CA RE License #01332661

PROPERTY HIGHLIGHTS

- » Available for Lease or Sale
- » Freestanding $\pm 65,333$ SF Block and Metal Building
- » $\pm 11,000$ SF of office space
- » Additional $\pm 19,135$ SF Attached Covered & Sprinklered Storage Area
- » 13 Dock-High Loading Doors (Ten 7' x 8' and three 7' x 10')
- » 20' - 24' Clear Height
- » Fully Sprinklered (0.20 over 1,560 SF per Calc Plate)
- » 2,000 amps of 480 volt/3-phase power (Tenant/Buyer to independently verify)
- » Former US Post Office Distribution Center
- » ± 12.85 acre site zoned M-1 (Light Industrial) in the City of Olivehurst
- » Site is fully fenced and secured
- » Easy Access to Highway 70

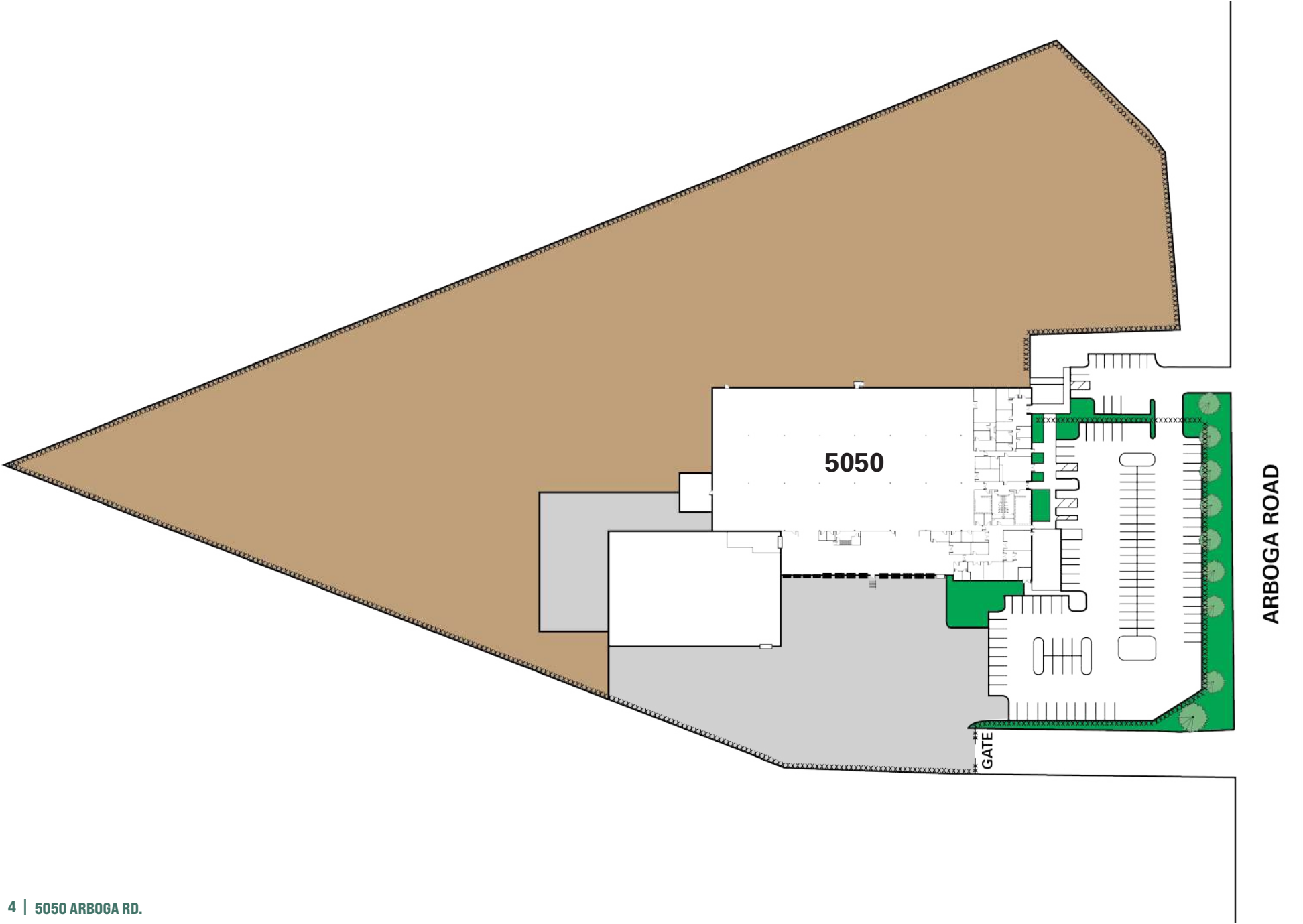


BUILDING FLOOR PLAN

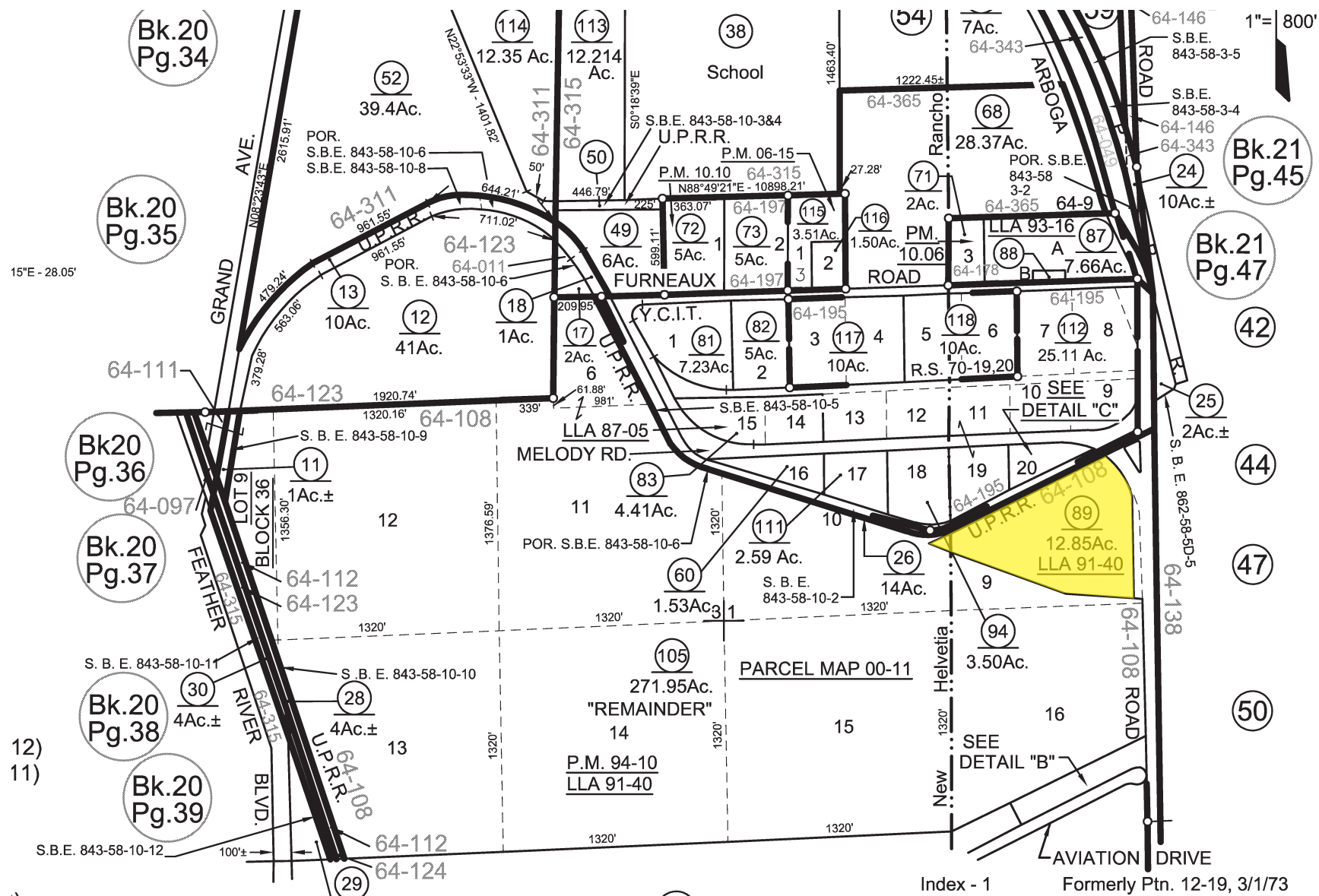


DH - Dock-High Door
GL - Grade Level Door

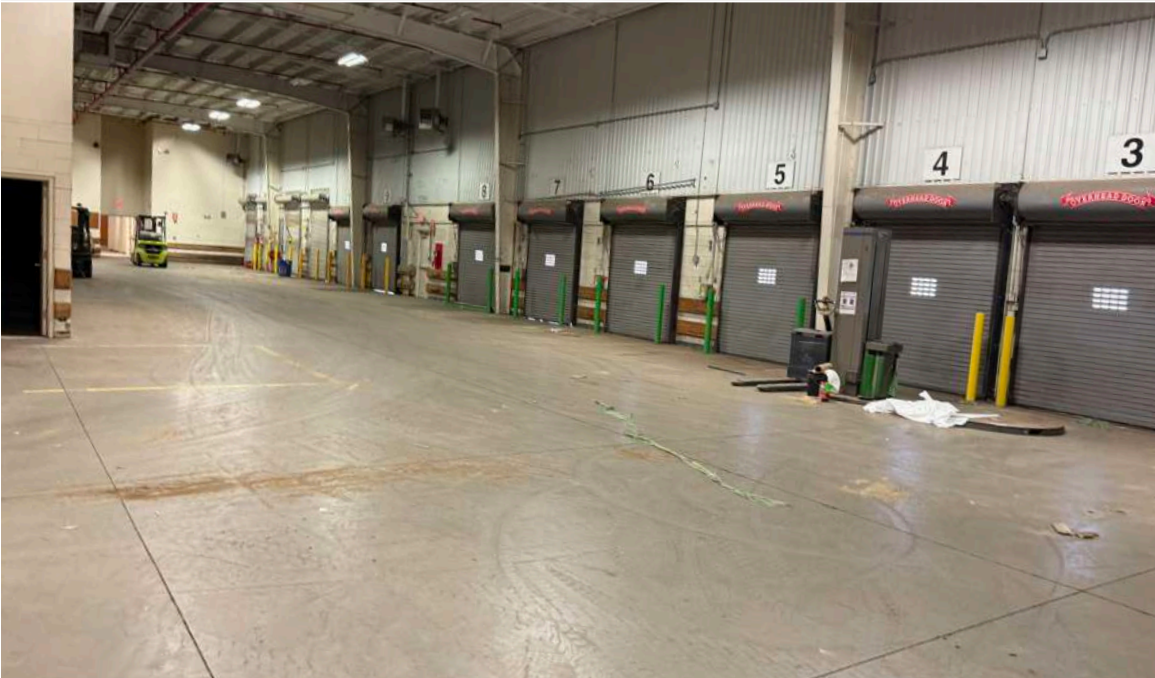
BUILDING SITE PLAN



PARCEL MAP



PROPERTY PHOTOS



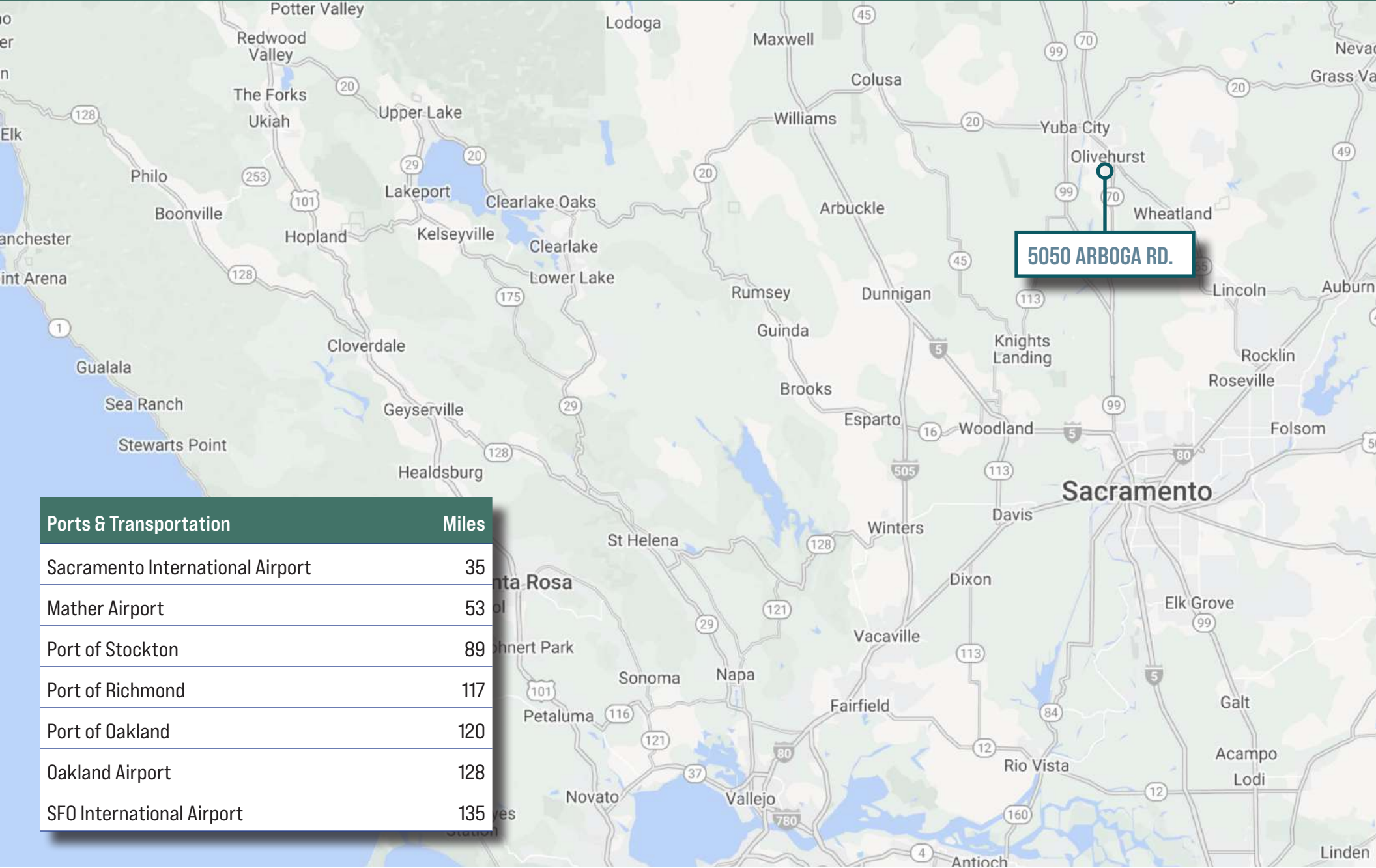
SITE AERIAL



LOCAL AERIAL



REGIONAL MAP



Ports & Transportation	Miles
Sacramento International Airport	35
Mather Airport	53
Port of Stockton	89
Port of Richmond	117
Port of Oakland	120
Oakland Airport	128
SFO International Airport	135

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