

FOR SALE

39.11 ACRE INDUSTRIAL
DEVELOPMENT SITE

**TURLOCK REGIONAL
INDUSTRIAL PARK**

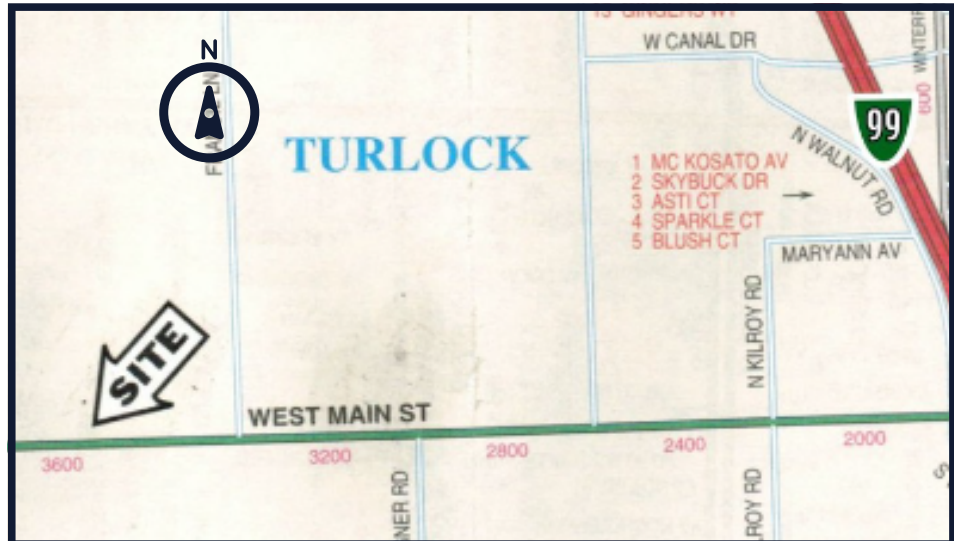
**ASKING \$3.50/SQ.FT.
+/- 710,000 SQ. FT.
BUILDING POSSIBLE
"SHOVEL READY"**

4025 W. MAIN ST. TURLOCK, CA 95380



PROPERTY HIGHLIGHTS

- DIMENSIONS - 1294' X 1316'
- ZONING - I (INDUSTRIAL)
- WATER - CITY OF TURLOCK, 12" MAIN
- SEWER - CITY OF TURLOCK, 24" MAIN
- POWER - TURLOCK IRRIGATION DISTRICT (TID)
- GAS- PG&E
- STORM - CITY OF TURLOCK
- DIRECT HWY 99 ACCESS (1.5 MILE) AT W. MAIN INTERCHANGE
- PARK IS HOME TO US COLD STORAGE, BLUE DIAMOND, VALLEY MILK AND HILMAR CHEESE



EXCLUSIVE AGENT:

TIMOTHY R. PRYOR, SIOR, PRESIDENT
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