

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Industrial Property For Sale or Lease 4140/4180 Brew Master Dr., Ceres, CA



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

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
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DANNY PRICE
CalBRE Lic. No. 01895497
209.491.3415 | dprice@pmz.com

DUKE LEFFLER, SIOR, CCIM
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209.491.3414 | duke@pmz.com

PROPERTY INFORMATION

Address	4140/4180 Brew Master Dr., Ceres, CA	County	Stanislaus County
Sale Price	\$7,500,000.00	Property Type	Industrial
Rental Rate	\$0.60 PSF NNN	Property Sub-Type	Warehouse
Square Footage	±74,385 SF	Year Built	2005
Lot Size	±5.85 AC	APN	041-063-004, 041-063-005
Parking	40 spaces / 1.24 Ratio	Procuring Broker Fee	1.75%

Property Description:

Very rare opportunity. First time this facility has been on the market for sale or for lease since it was developed in 2005.

4140 Brew Master Drive is a first class, corporate industrial facility. It has been home to beer distributors since it was developed. Property is available for sale or lease. Property is well maintained and consists of numerous amenities difficult to find in one facility; CTU, ±30' clearance, docks and grade loading, drive through capability, conditioned warehouse, cooler/cold storage, and the facility has excess land for up to 5.33 acres.

Contact Listing Agent for more details.

Highlights:

- First Class concrete tilt up facility
- Full of valuable amenities (high clearance, dock loading, conditioned warehouse, corporate office space, drive thru capacity, excess yard, fenced, etc
- Low cost electricity provider - Turlock Irrigation District (TID)
- Close proximity to highway 99
- For Sale or Lease
- Multiple parcels

The information contained herein is deemed reliable, but is not guaranteed.

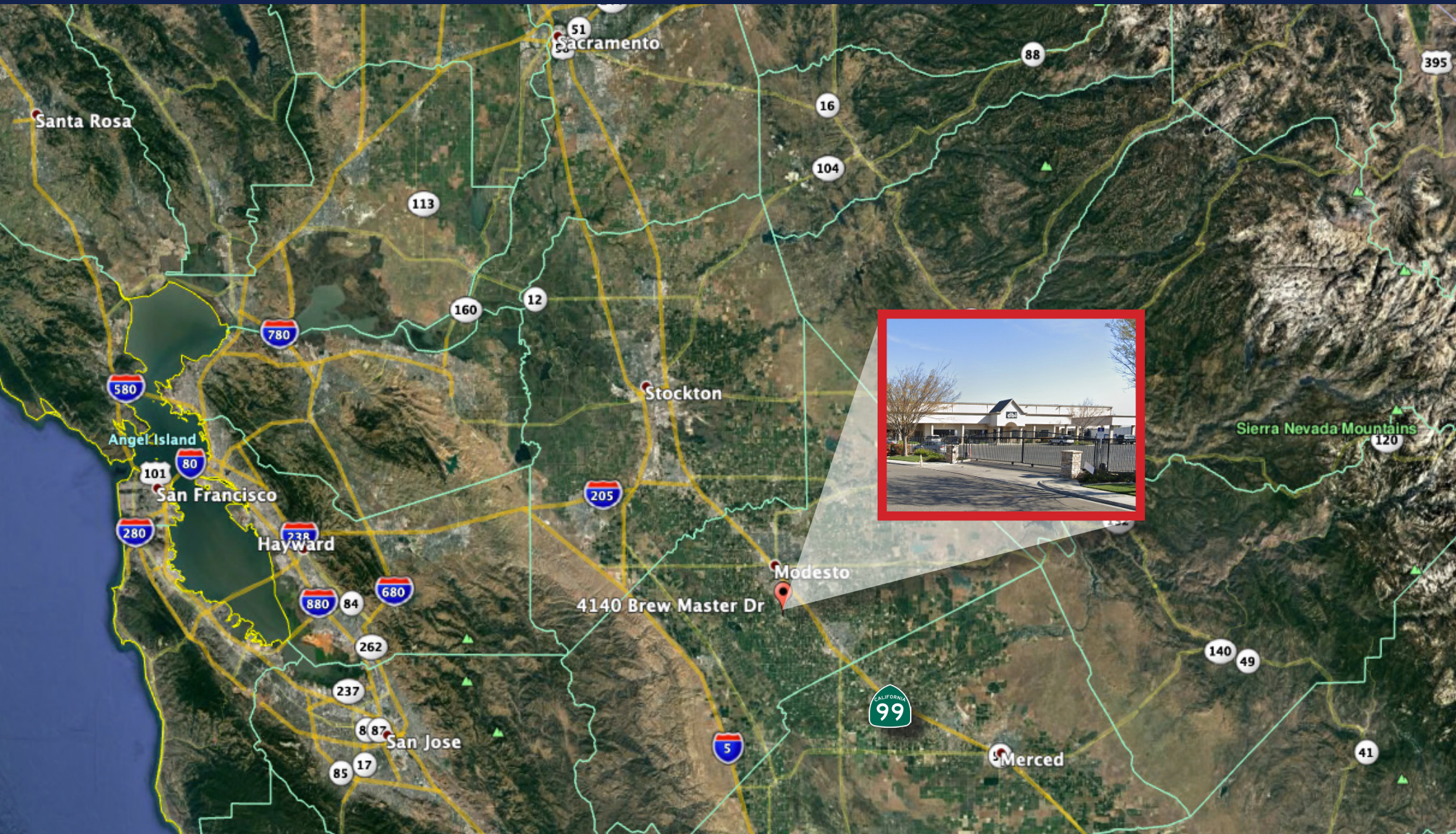
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LOCATION MAP



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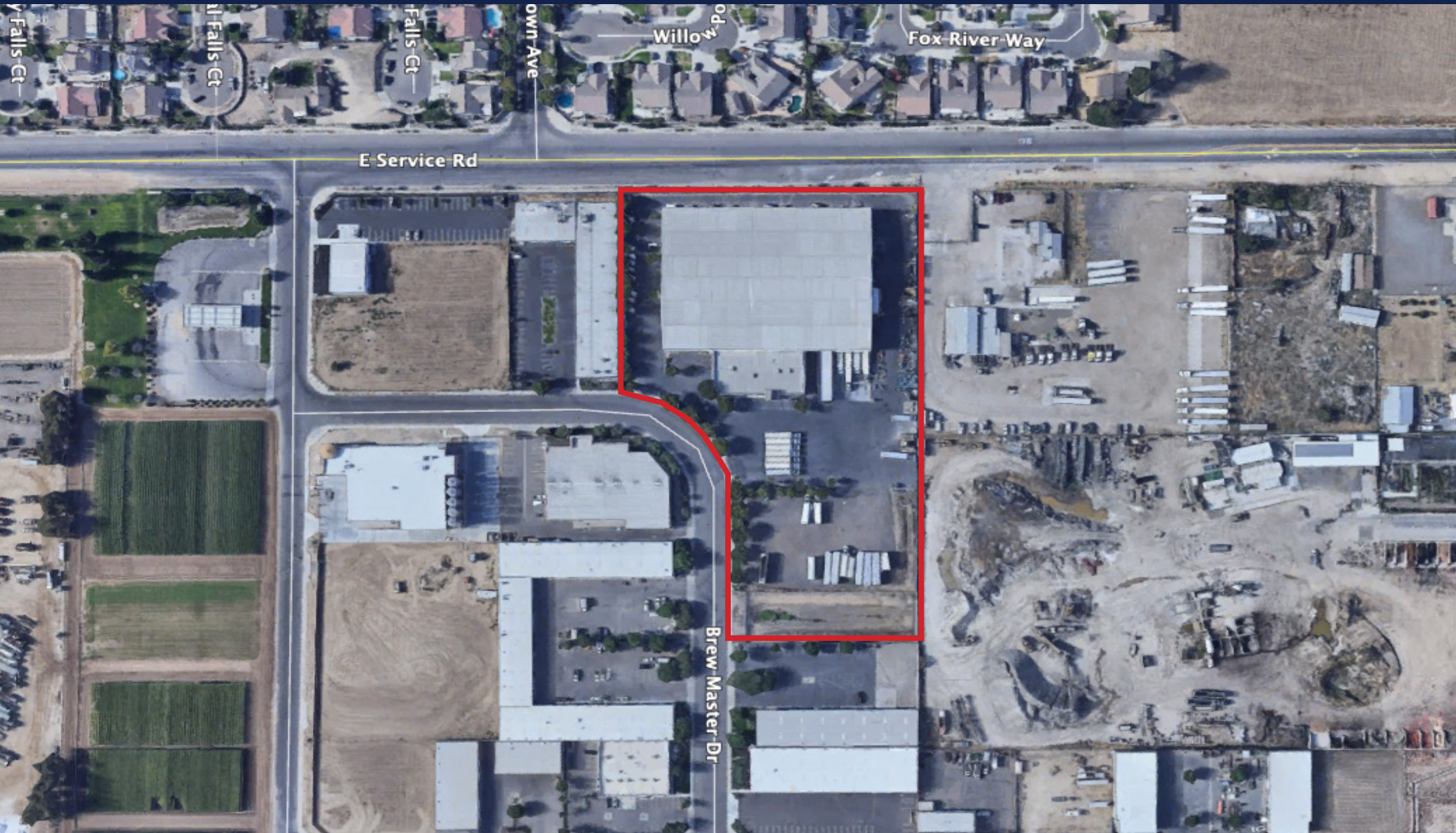
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AERIAL VIEW



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BUSINESS MAP



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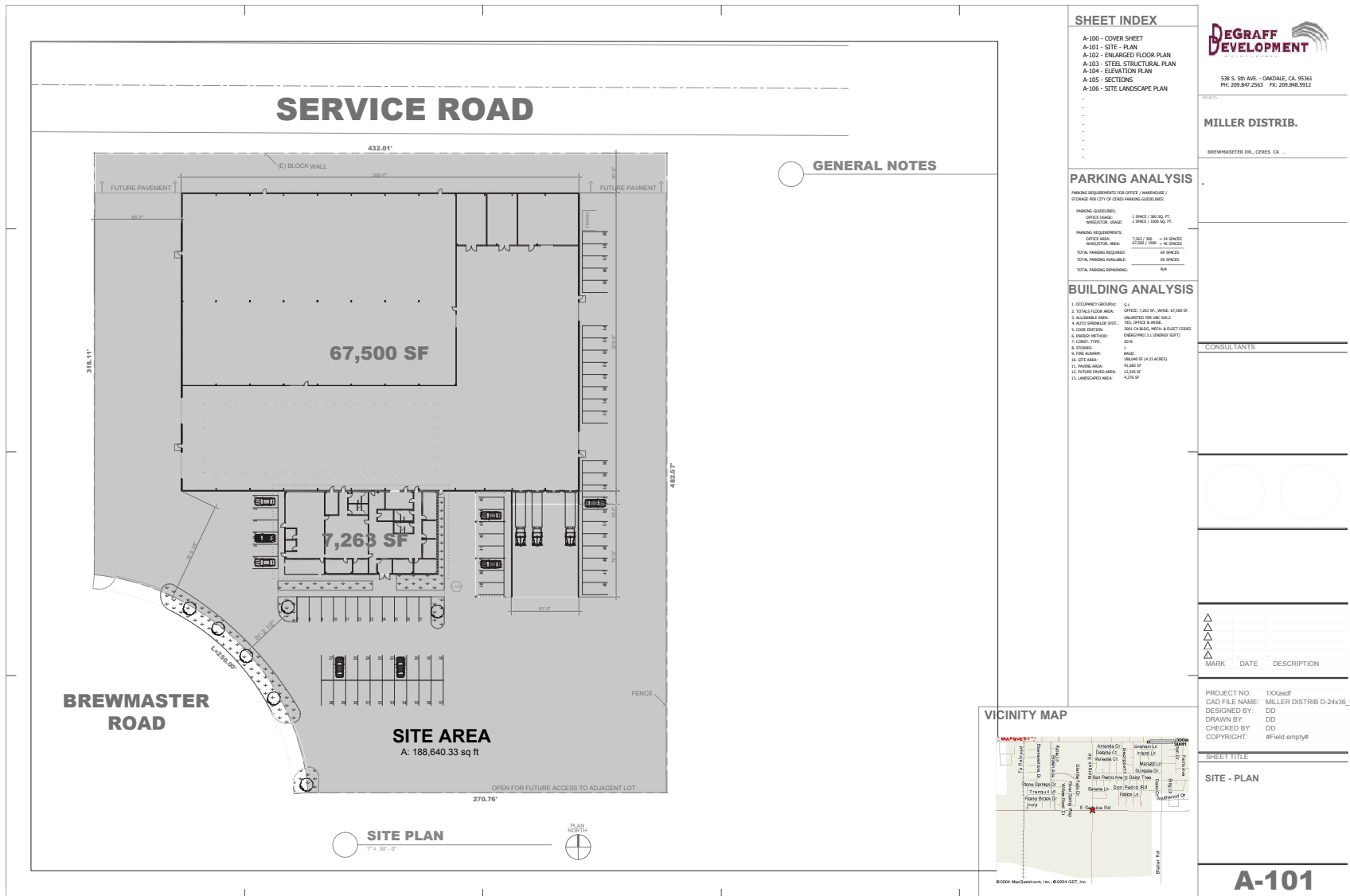
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SITE AREA



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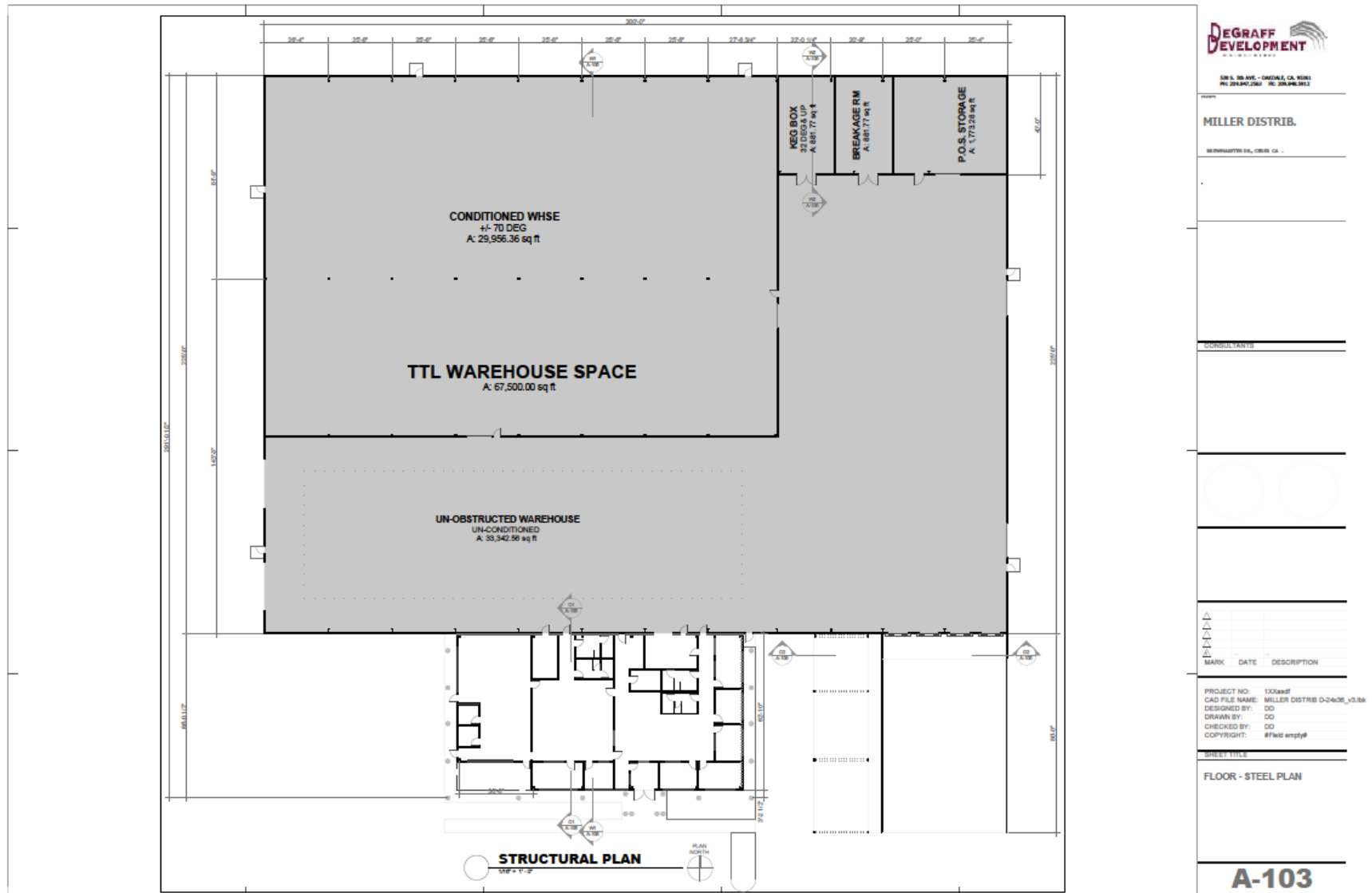
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WAREHOUSE LAYOUT



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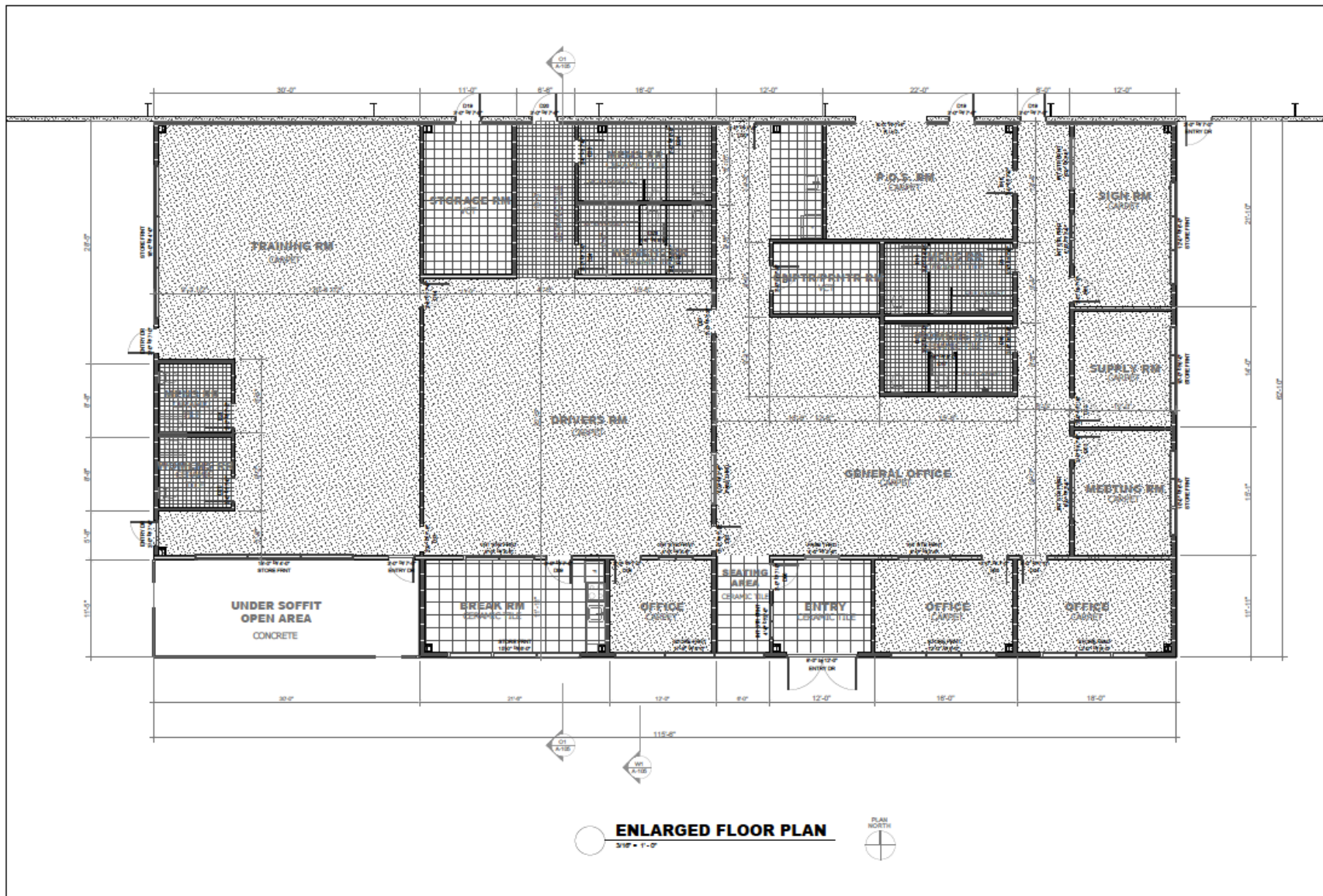
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OFFICE LAYOUT



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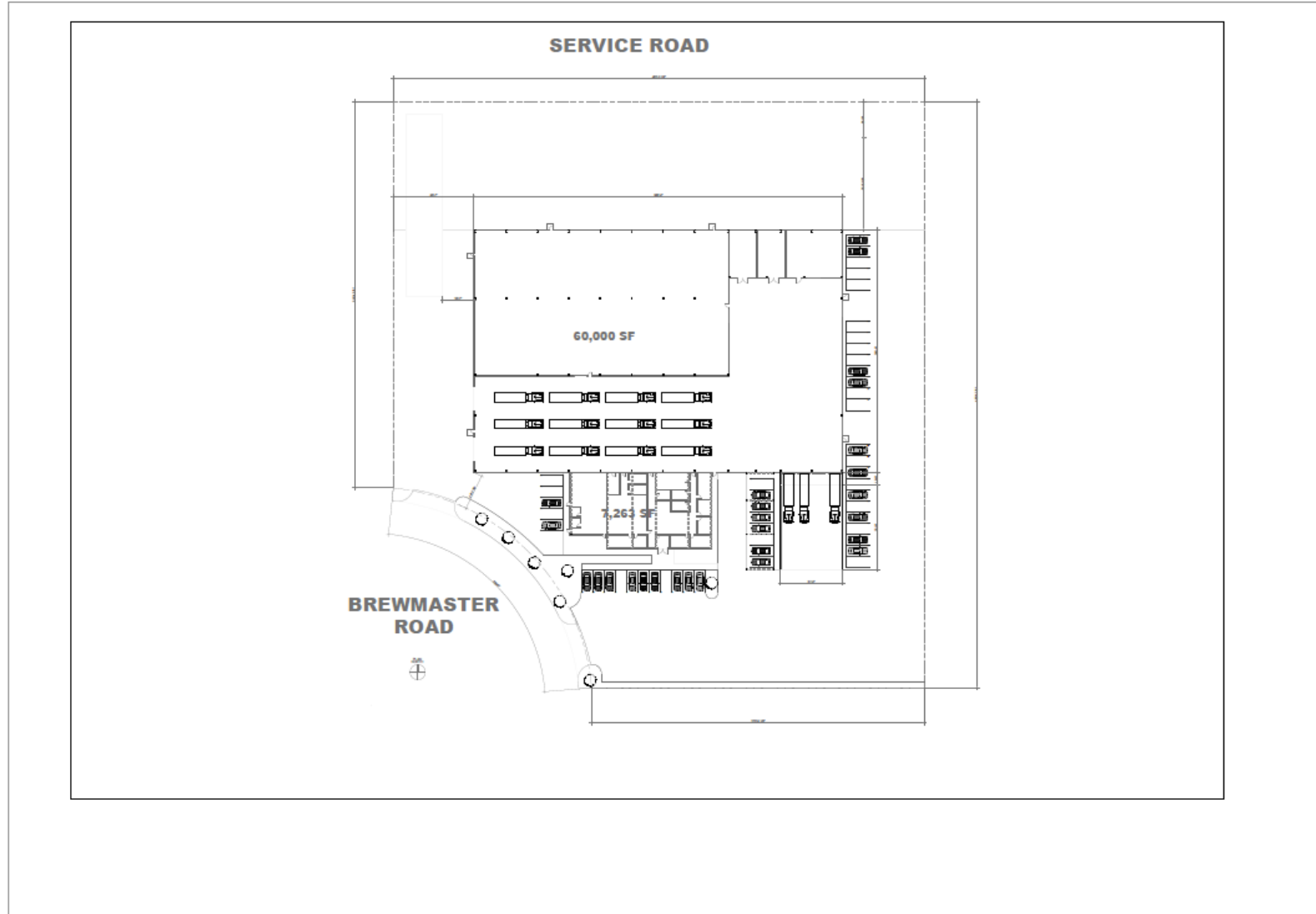
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TRUCK LAYOUT



538 S. 5TH AVE. - OAKDALE, CA. 95361
PH: 209.847.2563 FX: 209.848.5912

PROJECT:

MILLER DISTRIB

BREWMASTER, CERES CA

CONCEPTUAL DRAWING

PROJECT DEVELOPMENT:

DATE	DRAWING STAGE
10-20-03	PRELIMINARY

REVISIONS:

NO.	DATE	DESCRIPTION
1		

SHEET DESCRIPTION:

SITE PLAN

PROJ. COORDINATOR
DJD
PROJ. NO.
00-00-00
DATE:
03-16-04
SCALE
1" = 80'

SHEET NO.
C1

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