

**HIGH
PRICE &
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ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Industrial/Warehouse For Sale or Lease 303 S. Soderquist, Turlock, CA



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

RANDY HIGH JR., CCIM
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DANNY PRICE
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PROPERTY INFORMATION

Address	303 S. Soderquist Road, Turlock, CA	County	Stanislaus County
Sale Price	Call Agent For Details	Property Type	Industrial
Rental Rate	\$0.40 PSF NNN (Quasi Full Service)	Property Sub-Type	Warehouse
Square Footage	±33,608 - 57,000 SF Available	Year Built	1989
Lot Size	±3.50 AC	APN	050-001-024
Tenancy	Multi	Procuring Broker Fee	2.5%
Parking	38 Spaces / 3.50 Ratio		

Property Description:

Formerly occupied by Formax Technologies, this is a clean warehouse/manufacturing space with varying clear height, dock high & grade level doors. There are plans for an additional 28K sq ft building on the excess land. Size is 33,608 SF with the opportunity for an additional 23,392 SF. There is also a nice office layout as well as foreman's station that is functional in the manufacturing/warehouse market. Please call agent on details regarding Sale.

Highlights:

- Construction - Metal
- Rail Access
- Power - Heavy 1200a/480v 3p
- Varying clear height
- Sprinklers

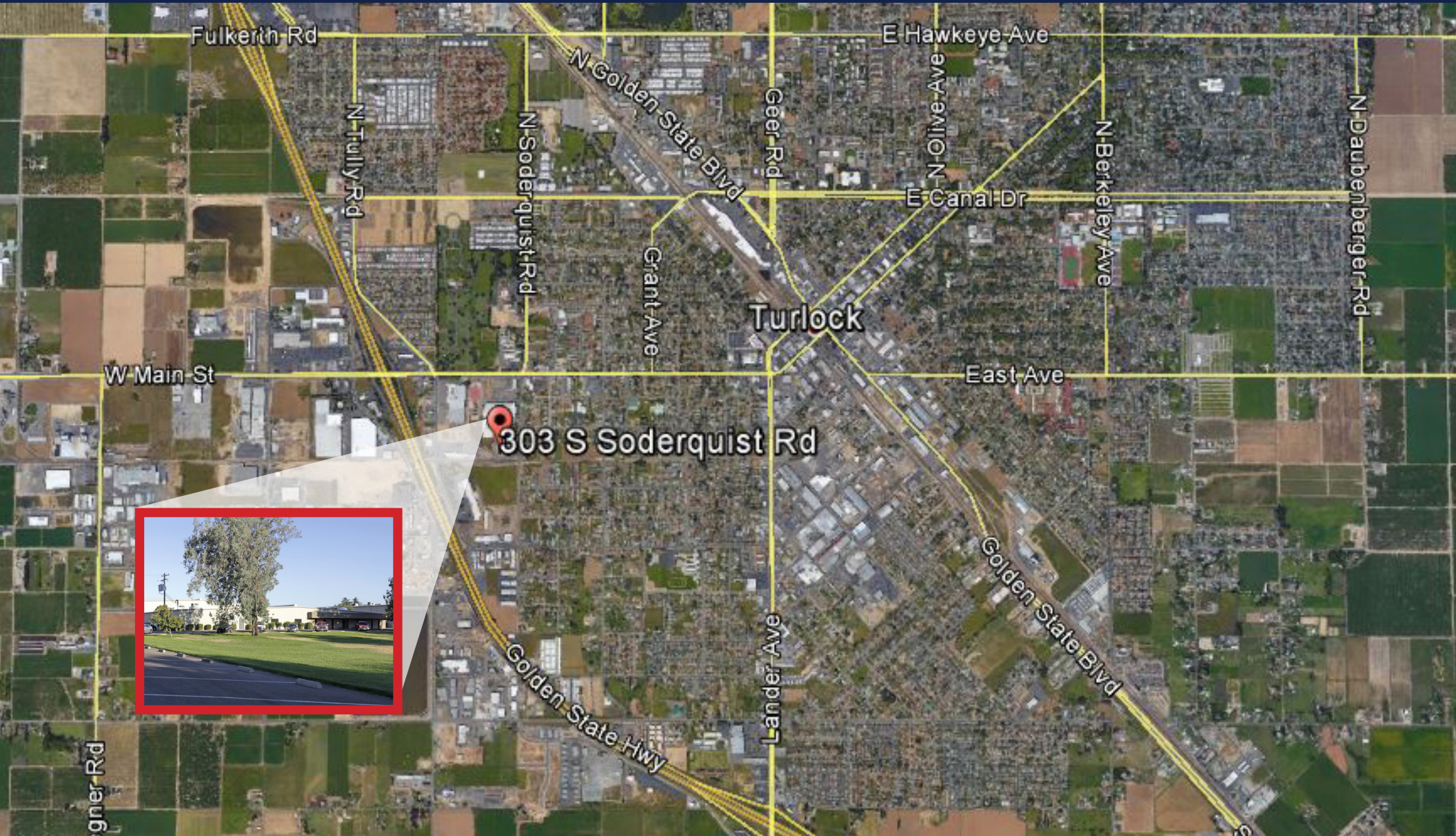
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LOCATION MAP



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AERIAL VIEW



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BUSINESS MAP



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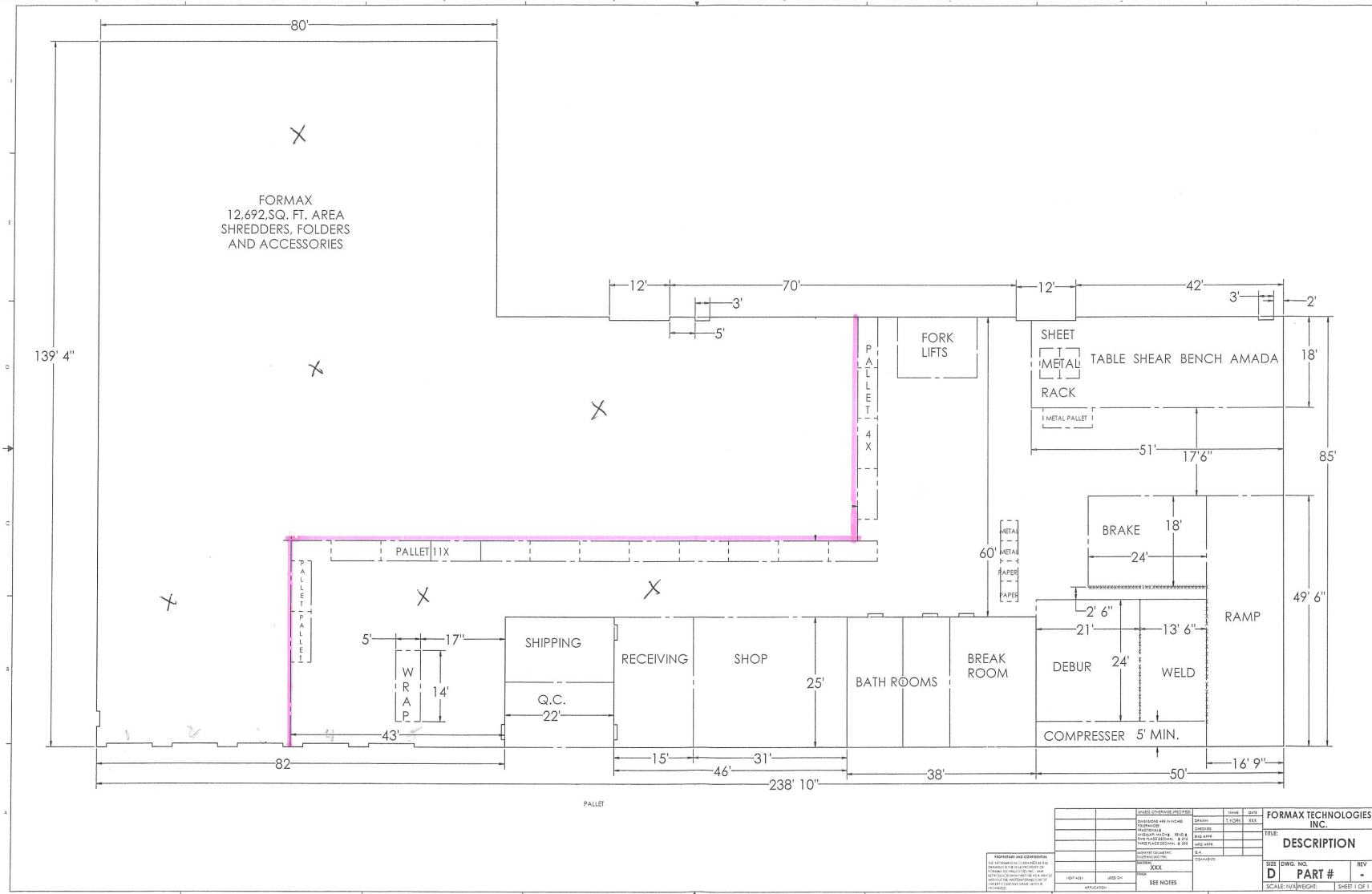
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FLOOR PLAN



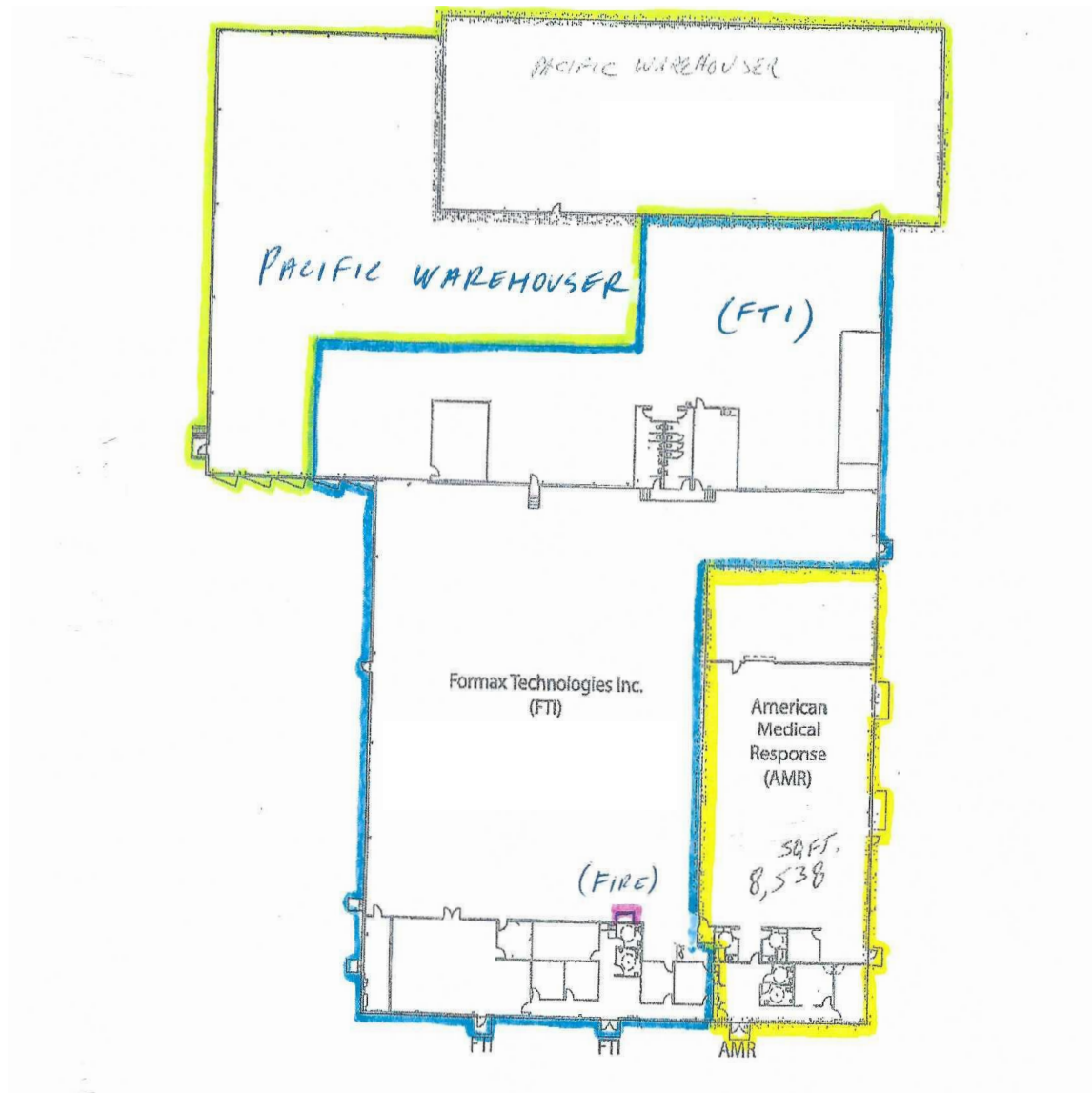
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INTERIOR PHOTOS



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