

FREE-STANDING COMMERCIAL BUILDING

# 13296 E. HIGHWAY 88

LOCKEFORD, CALIFORNIA

LEASE RATE: \$1.30 PSF MG

PRICE REDUCTION:

~~\$325,000~~ \$275,000

## BUILDING SPECIFICATIONS

- + Building Size.....±2,020 SF
- + Parcel Size.....±6,700 SF
- + Sales Price.....\$275,000
- + Price PSF.....\$136.14
- + Lease Rate.....\$1.30 PSF MG
- + Zoning.....C-C



## CONTACT US

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# FOR SALE OR LEASE 13296 E. HIGHWAY 88

LOCKEFORD, CALIFORNIA



## PROPERTY FEATURES

- + Highly visible location with frontage along Highway 88 featuring traffic counts of nearly 16,000 vehicles per day
- + Multiple sides of building signage available
- + Excellent owner/user opportunity
- + Upgraded finishes throughout the Premises
- + Ideal for single tenant but could easily accommodate multiple users
- + Property includes a gated, secured yard for storage or additional parking
- + Flexible Community Commercial zoning allows for a wide variety of office, retail and service uses

## AERIAL MAP



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**PROPERTY PHOTOS**



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**PROPERTY PHOTOS**



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