

INDUSTRIAL/COMMERCIAL LAND FOR SALE

THREE PARCELS TOTALING 30.03 ACRES

FRENCH CAMP, CA

LISTING DATA

AVAILABLE LAND:

- (A) 25 E French Camp Road
Eastern portions of APN 193-070-020 and 193-020-001
15.65± acres | Zoned: I-L
1,800± adjacent to U.P. Rail
- (B) 6344 S El Dorado Street
Western portions of APN 193-020-010 and 193-070-002
6.86± acres | Zoned: C-G
- (C) 6787 S. El Dorado Street
APN 193-070-110
7.52± acres | Zoned: C-G

COMMENTS:

- Three separate legal parcels ranging in size from 6.5± acres to 15.65± acres
- Excellent visibility and easy access from both French Camp Road and El Dorado Street
- Immediate access to Interstate 5 via new French Camp Road interchange
- CG zoning allows for a wide variety of commercial uses. IL zoning allows for truck trailer parking.
- Located in unincorporated county- to be developed with well and septic



ECONOMIC DATA

SALE PRICE: Contact Broker

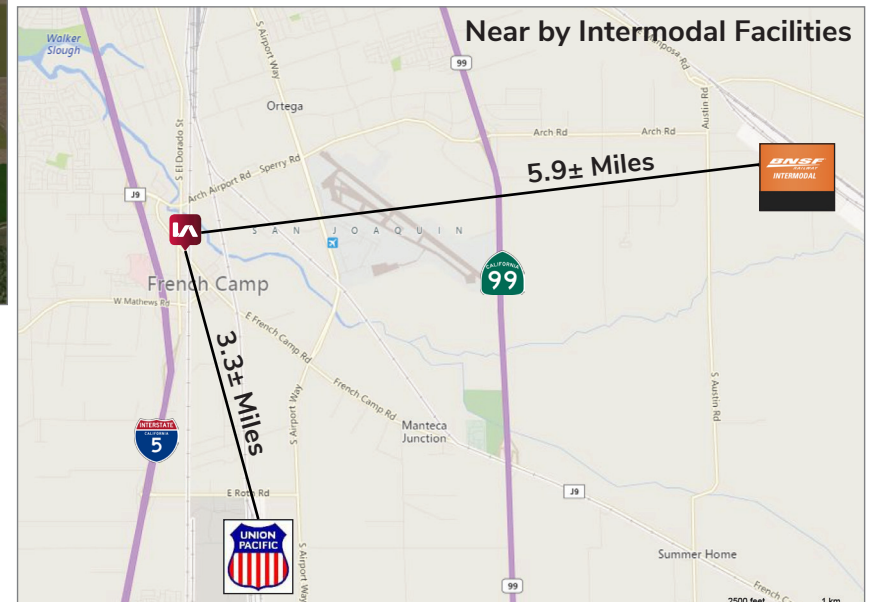
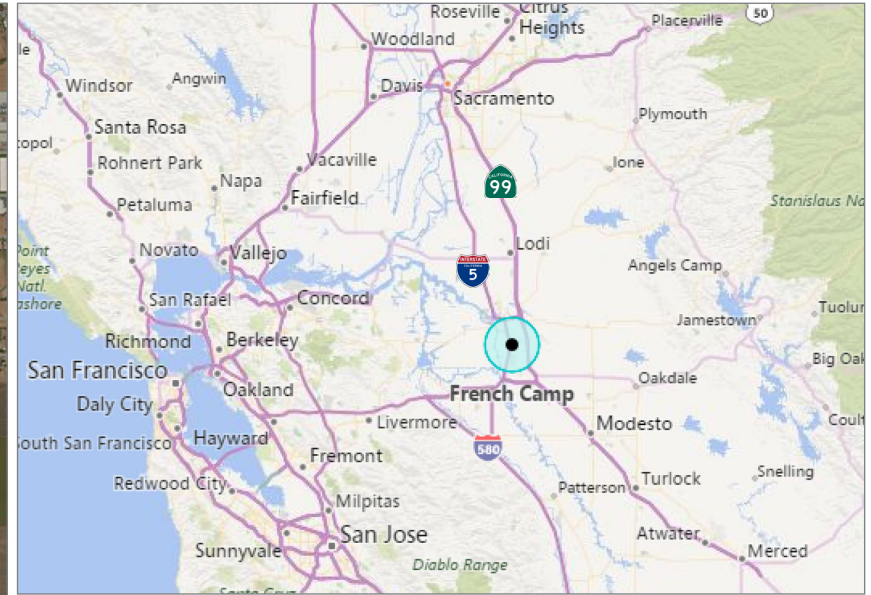
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Parcel A has 1,800± Feet U.P. (Union Pacific) rail siding

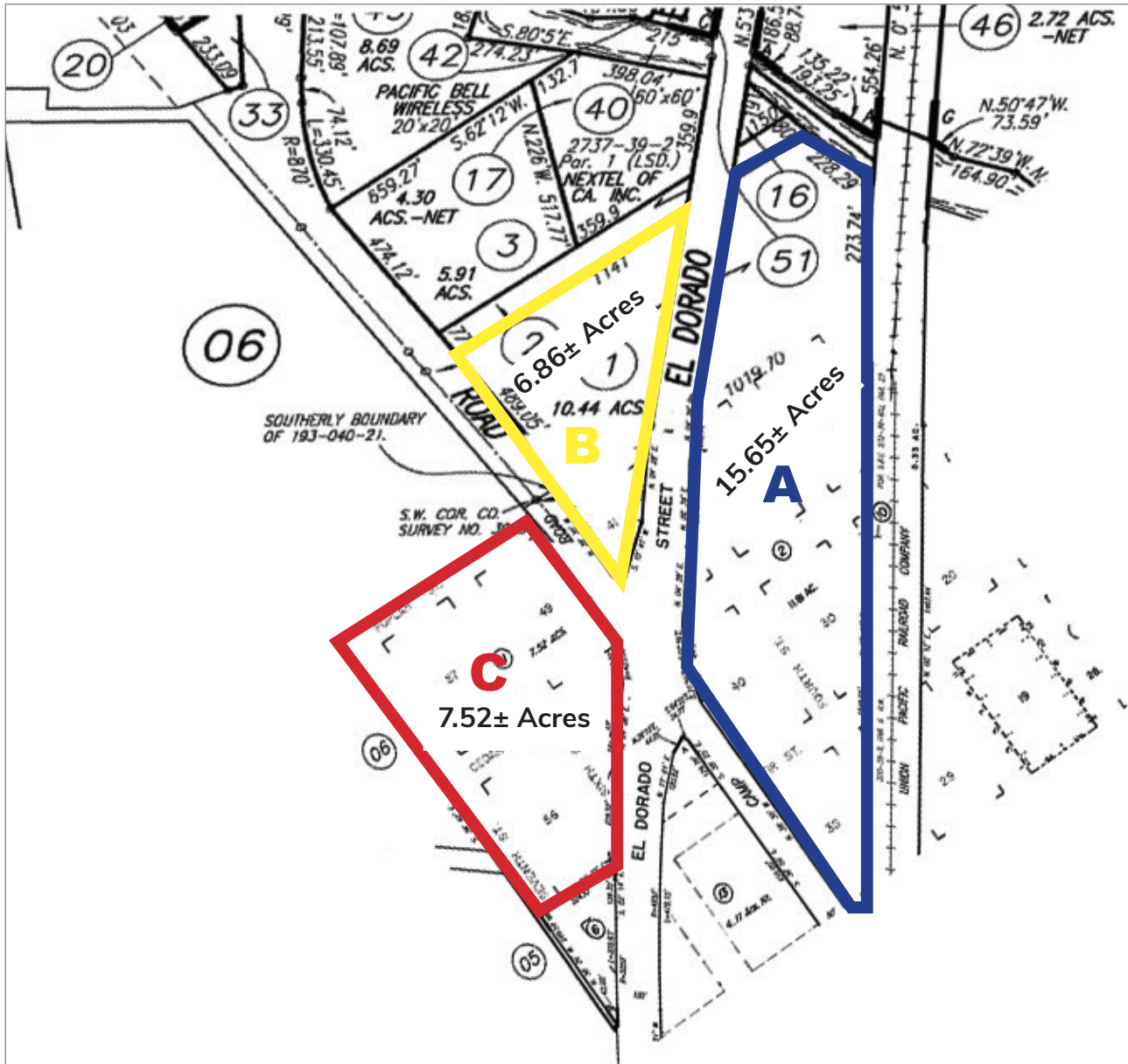
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PARCEL MAP

Map depicts Parcels A & B following completion of a lot line adjustment being performed by seller.

Currently parcels A & B are split by El Dorado Street.

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