

HEAVY INDUSTRIAL LAND FOR SALE

9.13± ACRES - RAIL SERVED

601 S. SODERQUIST ROAD, TURLOCK, CA

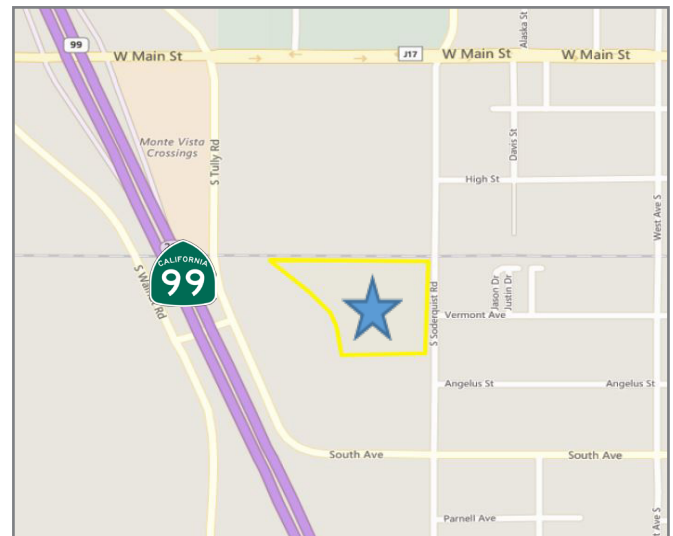


LISTING DATA

AVAILABLE: 9.13± Acres
APN: 050-001-036
EXISTING UP RAIL: 740'± Existing Spur
TOPOGRAPHY: Flat
WATER : City of Turlock
SEWER: City of Turlock
ELECTRICAL: TID (Turlock Irrigation Dist)
GAS: PG&E

COMMENTS:

- Hard to find rail-served industrial land
- 3/4± mile to Highway 99 at Main Street Exit
- Served by TID which historically provides rates significantly lower than PG&E
- Located in business friendly Turlock which has recently attracted US Cold Storage - 350,000sf, Blue Diamond Foods-250,000sf, Hilmar Foods-150,000sf, PJ's Rebar-85,000sf



ECONOMIC DATA

ASKING PRICE: \$3.60 Per Square Foot

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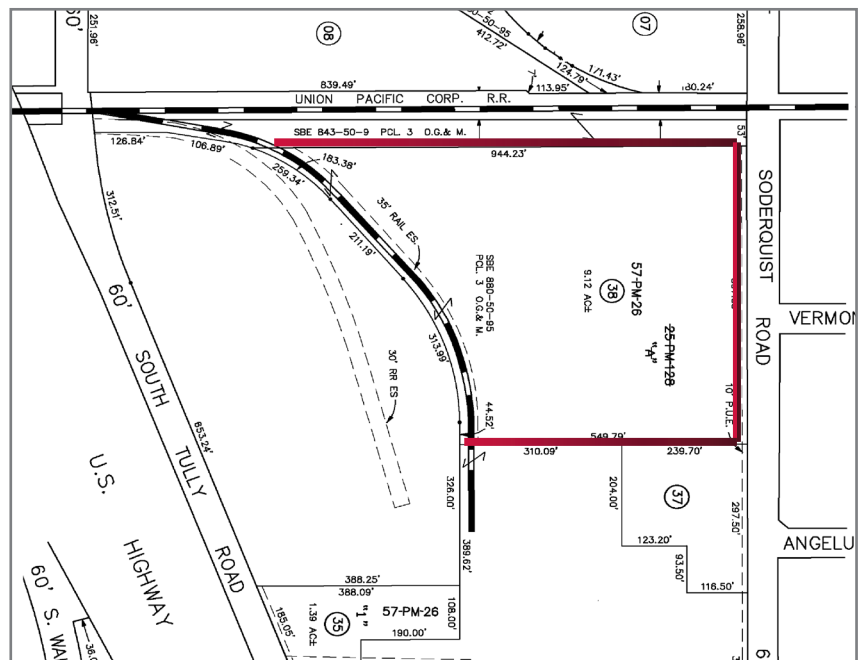
D 209.983.6838

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