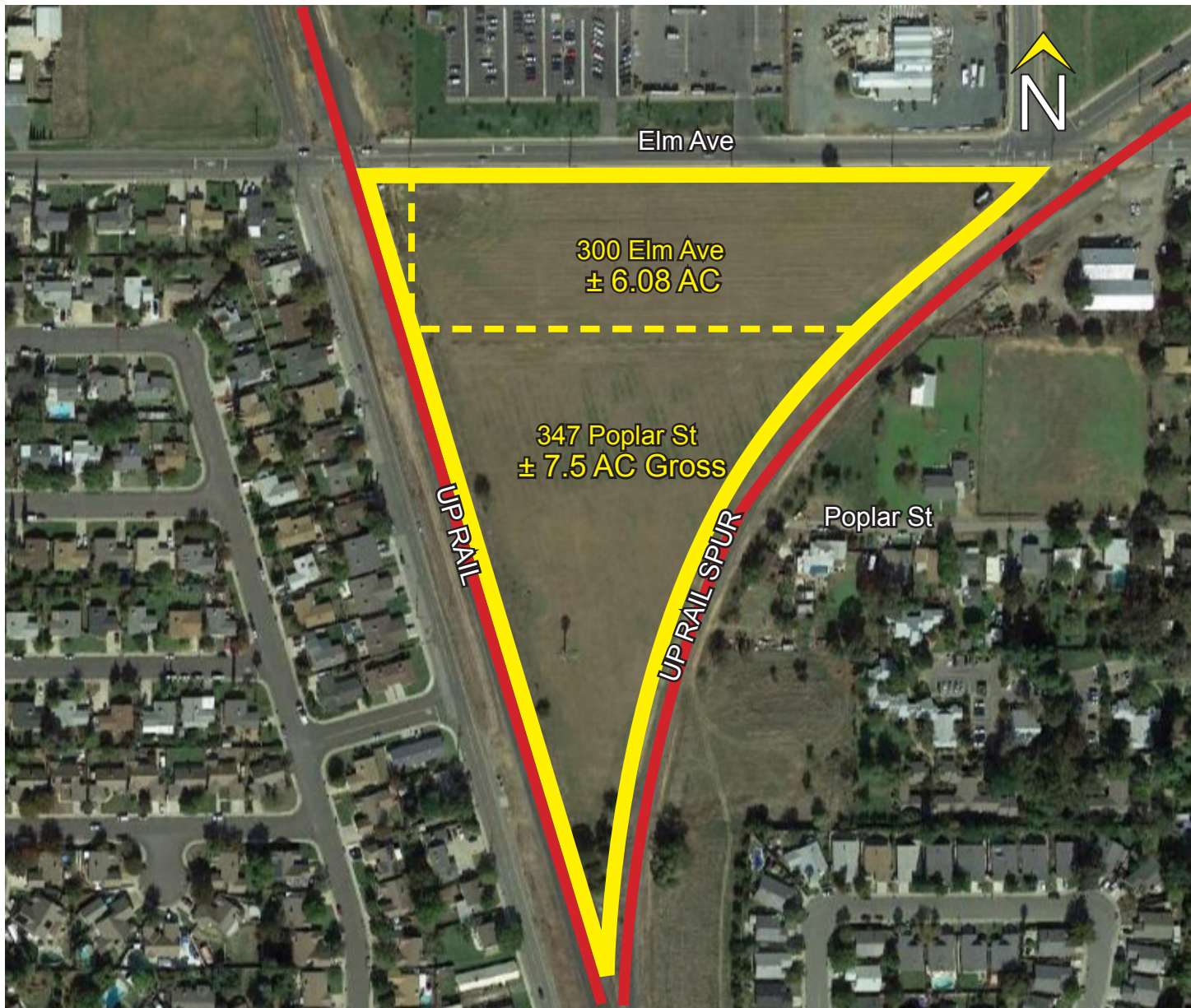


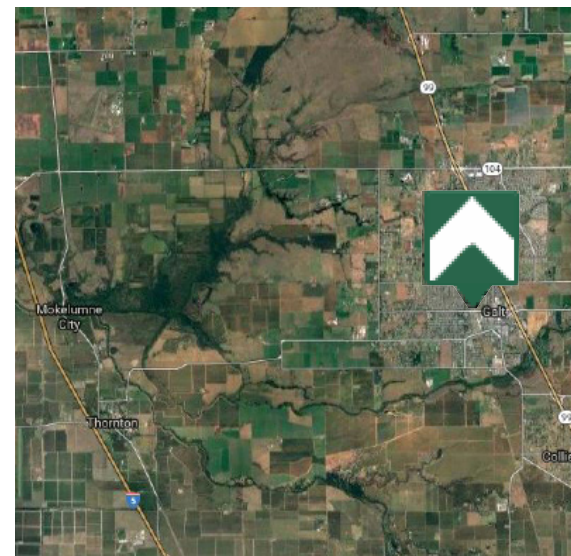
# GROUND LEASE

300 Elm Ave & 347 Poplar St, Galt, CA 95632  
±13.50 Acres Industrial Land on 3 Parcels



## PROPERTY HIGHLIGHTS

- **Ground Lease, As-Is:** \$3,500/Month; NNN
- **Total Acres:** ±13.5 AC
- **APN's:** 150-0041-006, 150-0041-005, and 150-0112-002
- **Zoning:** LM, Light Ind. (City of Galt)
- Sidewalk on Elm Ave
- Potential Rail Access
- Rail Spur on East Side of Property
- Within ±0.5 Miles of Hwy 99



JEFF POST, SIOR

BRE# 01264304

Tel: 916.669.4505

jeff.post@tricommercial.com

**Ground Lease, As-Is: \$3,500/Month**