

Class A Warehouse and Office For Sale or Lease

3280 Liberty Square Pkwy, Turlock CA 95380



Sale Price: \$6,500,000 | Entire 27,665 SF Building (\$234.95/SF)

Lease Rate: \$0.98/SF NNN | 12,874 SF (including 1,500 SF office)

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EXECUTIVE SUMMARY

3280 Liberty Square Pkwy
Turlock, CA 95380



2025 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)

86,301

Population

28,582

Households

\$104,256

Average
Household
Income



EXECUTIVE SUMMARY

ADDRESS	3280 Liberty Square Pkwy Turlock CA 95380
SIZE FOR LEASE	12,874 sf
TOTAL BUILDING SIZE	27,655 SF
LOT SIZE	1.57 AC (68,458.95 SF)
ZONING	I (Industrial)
YEAR BUILT	2021

HIGHLIGHTS

- 12,874 SF Warehouse and office for lease
- Approx 11,374 SF Class A warehouse
- Approx 1,500 SF Class A office
- Entire 27,665 SF building also for sale
- Sprinklered
- Skylights
- 800a/480v 3 phase power
- 22' Clear span
- Floor drains
- Gated rear access
- Approx 14,791 SF leased to tenant, for sale inquiries contact broker for lease details

SUITE OVERVIEW – FOR LEASE

3280 Liberty Square Pkwy, Turlock
CA 95380

HIGHLIGHTS

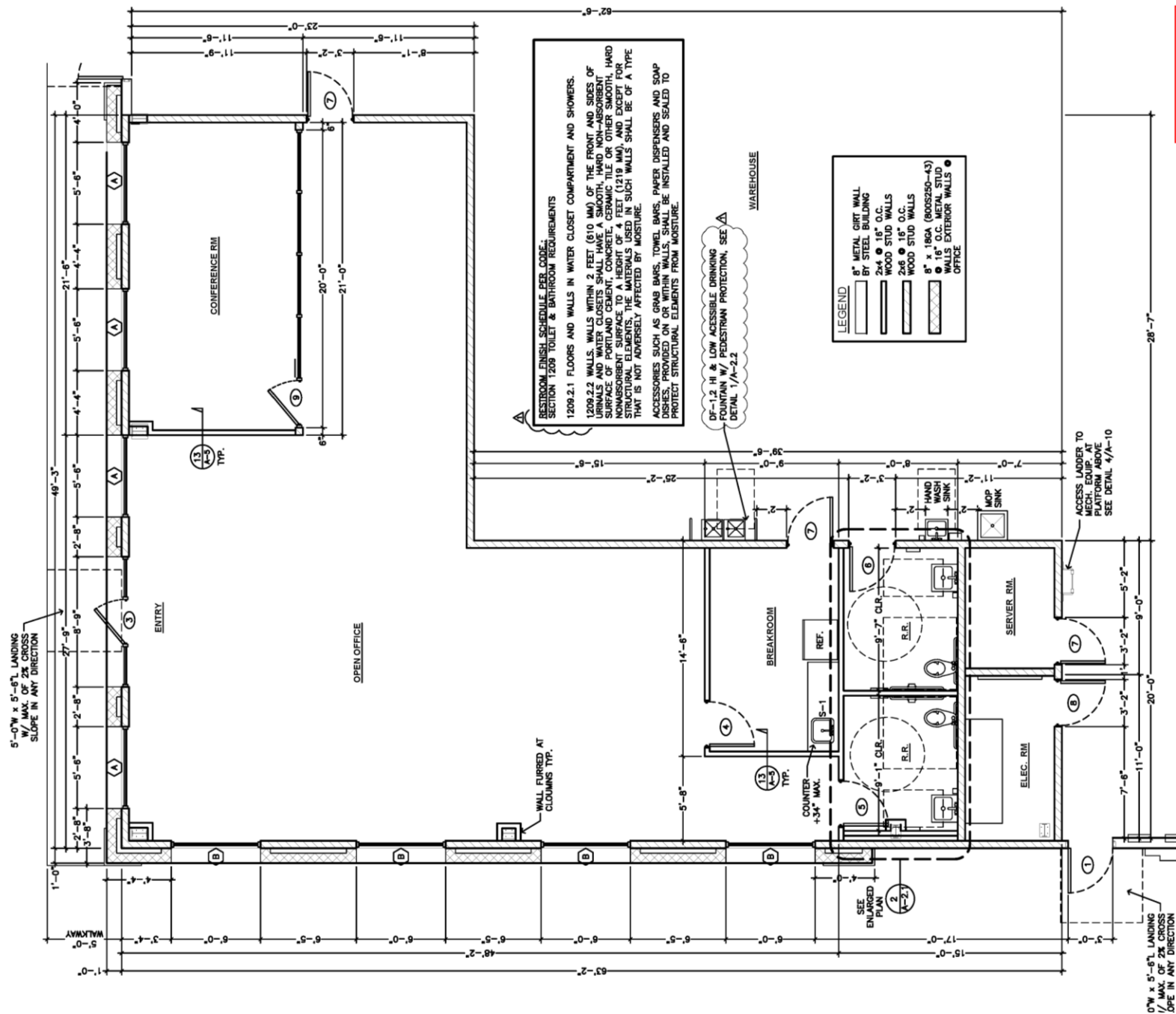
- 12,847 SF warehouse and office
- 1,500 SF Class A office, includes admin/reception, conference room, cubes, break room, and restroom
- 3 grade level doors
- 800a/480v 3 phase power
- Sprinklered
- Skylights
- Insulated
- Approx 1,500 SF upstairs mezzanine that's plumbed for office buildout if desired
- Floor drains
- Climate controlled server room
- Additional restroom in warehouse



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SINCE 1957



AERIAL VIEW



Retail Trade Area



PHOTOS



PHOTOS



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	293	47,140	86,301
Growth 2025-20230	1.02%	1.18%	1.31%
Growth 2020-2025	1.38%	3.21%	3.73%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Growth 2025-2030	0.00%	1.19%	1.42%
Growth 2020-2025	0.00%	3.12%	4.06%
2025 Average HH Income	\$127,462	\$86,934	\$104,256

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
S Tegner Rd St	Liberty Square Pkwy	2026	3,912	0.20
W Main St	S Tegner Rd	2026	12,678	0.41
S Tegner Rd	W Linwood Ave	2026	1,564	0.43
S Kilroy Rd	Industrial Rowe	2026	2,422	0.56
W Main St	Fransil Ln	2026	9,002	0.57
W Linwood Ave	S Washington Rd	2026	979	0.77
W Main St	N Kilroy Rd	2024	18,275	0.79
W Main St	Fransil Ln	2025	8,894	0.57

DISCLAIMER

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