

OFFERING MEMORANDUM

4376 FARM SUPPLY DR

CERES, CA 95307-7597 • STANISLAUS COUNTY

INDUSTRIAL OUTDOOR STORAGE ASSET WITH SHOP
MORGAN ROAD INDUSTRIAL PARK

BUILDING SIZE

4,970 SF

LAND AREA

2.13 AC

ZONING

INDUSTRIAL

ROLL-UP DOORS

6



CONFIDENTIALITY & CONTENTS

OFFERING MEMORANDUM FOR 4376 FARM SUPPLY DR, CERES, CALIFORNIA.

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by Adroit Real Estate from sources believed reliable. No representation or warranty is made as to accuracy, completeness, physical condition, zoning, permitted uses, measurements, plans, or future performance. All information is subject to errors, omissions, changes, withdrawal, prior sale or lease, and owner approval. Prospective buyers and tenants should conduct their own independent due diligence with appropriate professionals.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

03 EXECUTIVE SUMMARY

04 OFFERING SUMMARY

05 PROPERTY HIGHLIGHTS

06 LOCATION OVERVIEW

07 FLOOR PLAN

08 EXTERIOR CONFIGURATION

09 POTENTIAL USER PROFILES

10 GALLERY

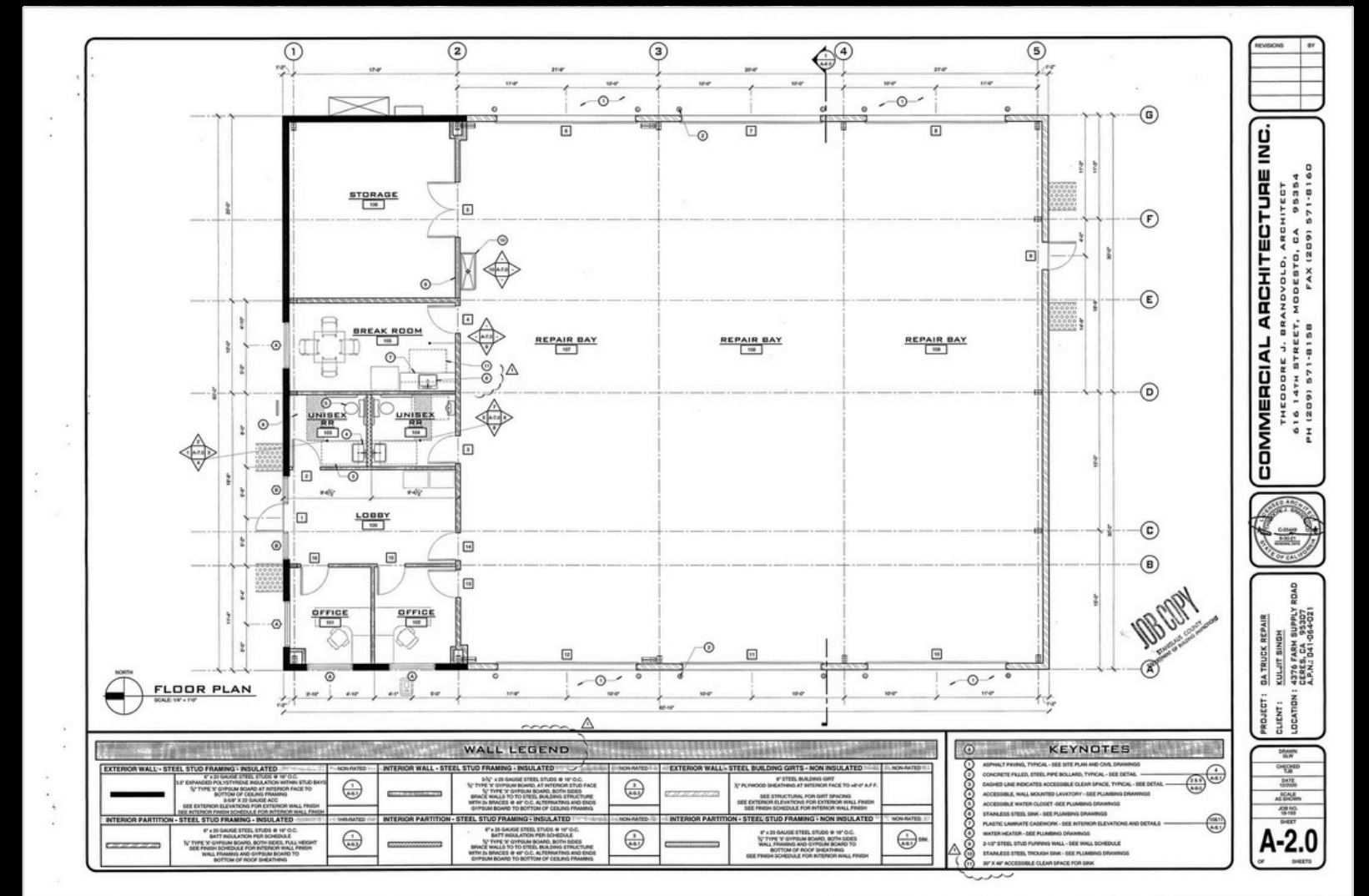
11 CONTACT

EXECUTIVE SUMMARY

Adroit Real Estate is pleased to exclusively present the fee simple opportunity to acquire 4376 Farm Supply Drive in Ceres, California — a newly built 2022 industrial outdoor storage (IOS) asset with functional shop improvements, industrial zoning, and immediate operational utility.

Located within Morgan Road Industrial Park, the property consists of a ±4,970 SF fully insulated industrial shop building situated on ±2.13 acres, offering a highly functional combination of enclosed service/shop area, office and support space, parts/storage capacity, and substantial outdoor yard area for equipment, fleet, contractor, service, or industrial operations. The building is purpose-built for operational users, featuring six roll-up doors, repair/service bay areas, ADA-compliant restrooms, office space, and a dedicated parts room.

With its modern construction, usable yard area, and flexible industrial functionality, 4376 Farm Supply Drive is well-positioned for an owner-user, contractor, fleet operator, logistics-related business, or investor seeking a rare IOS-oriented industrial asset in Stanislaus County.



Floor plan excerpt shown for layout reference only; buyer to independently verify all plans, measurements, and code compliance.

OFFERING SUMMARY

ADDRESS	4376 Farm Supply Dr, Ceres, CA 95307-7597
COUNTY	Stanislaus County
APN	041-064-021-000
LEGAL / SUBDIVISION	MORGAN ROAD INDUSTRIAL PARK (42M91) BLK 3162 LOT 12
PROPERTY TYPE	Industrial shop / yard
BUILDING SIZE	±4,970 SF
LAND AREA	±2.13 acres / ±92,783 SF
ZONING	Industrial
KEY IMPROVEMENTS	Insulated shop, six roll-up doors, office, parts room, ADA restrooms
POSITIONING	Turnkey owner-user / operating business opportunity

KEY NUMBERS


4,970 SF
SHOP BUILDING


2.13 AC
LAND AREA


6
ROLL-UP DOORS


Industrial
ZONING

 Morgan Road Industrial Park

 Approx. 2 Miles to Highway 99

 Convenient Central Valley Connectivity

 Industrial / Service Business Environment

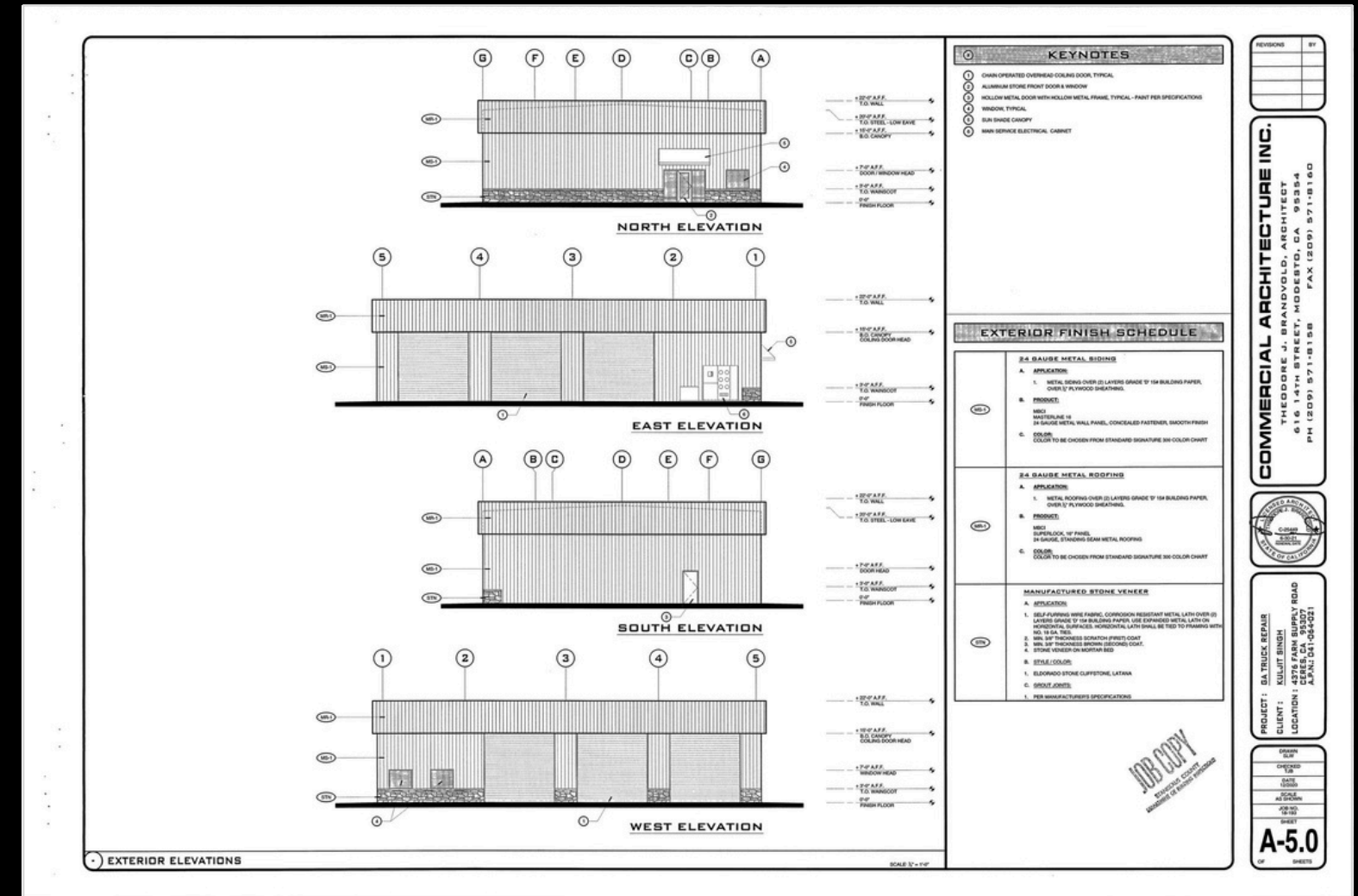
 IOS-Oriented Building + Yard Configuration

PROPERTY HIGHLIGHTS

INDUSTRIAL OUTDOOR STORAGE FUNCTIONALITY AT A GLANCE

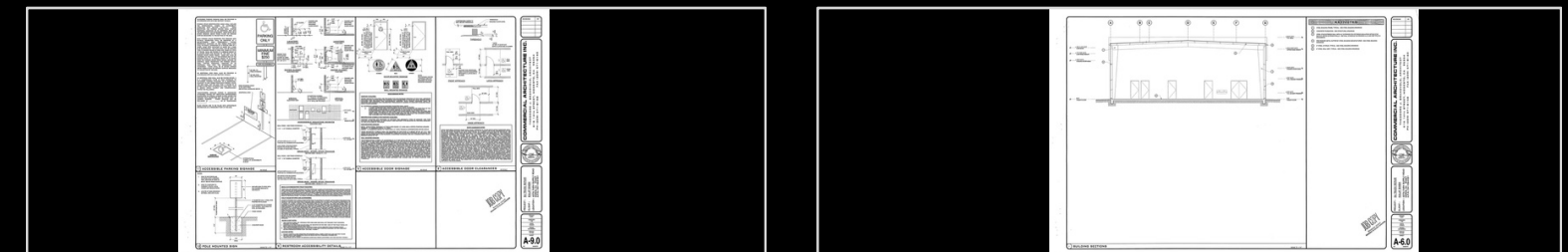
A purpose-built IOS-oriented industrial asset offering the building infrastructure, yard area, and operational flexibility required by shop, service, fleet, equipment, and contractor users.

- ±4,970 SF fully insulated industrial shop building
- ±2.13-acre parcel / 92,783 SF site area
- Six roll-up doors supporting shop access and operational flexibility
- ADA-compliant restroom improvements shown in plan materials
- Office area, parts room, and support spaces integrated into building layout
- Functional yard component for outside operations, vehicle movement, and storage use
- Located in Morgan Road Industrial Park within the City of Ceres
- Turnkey configuration positioned for immediate business operations



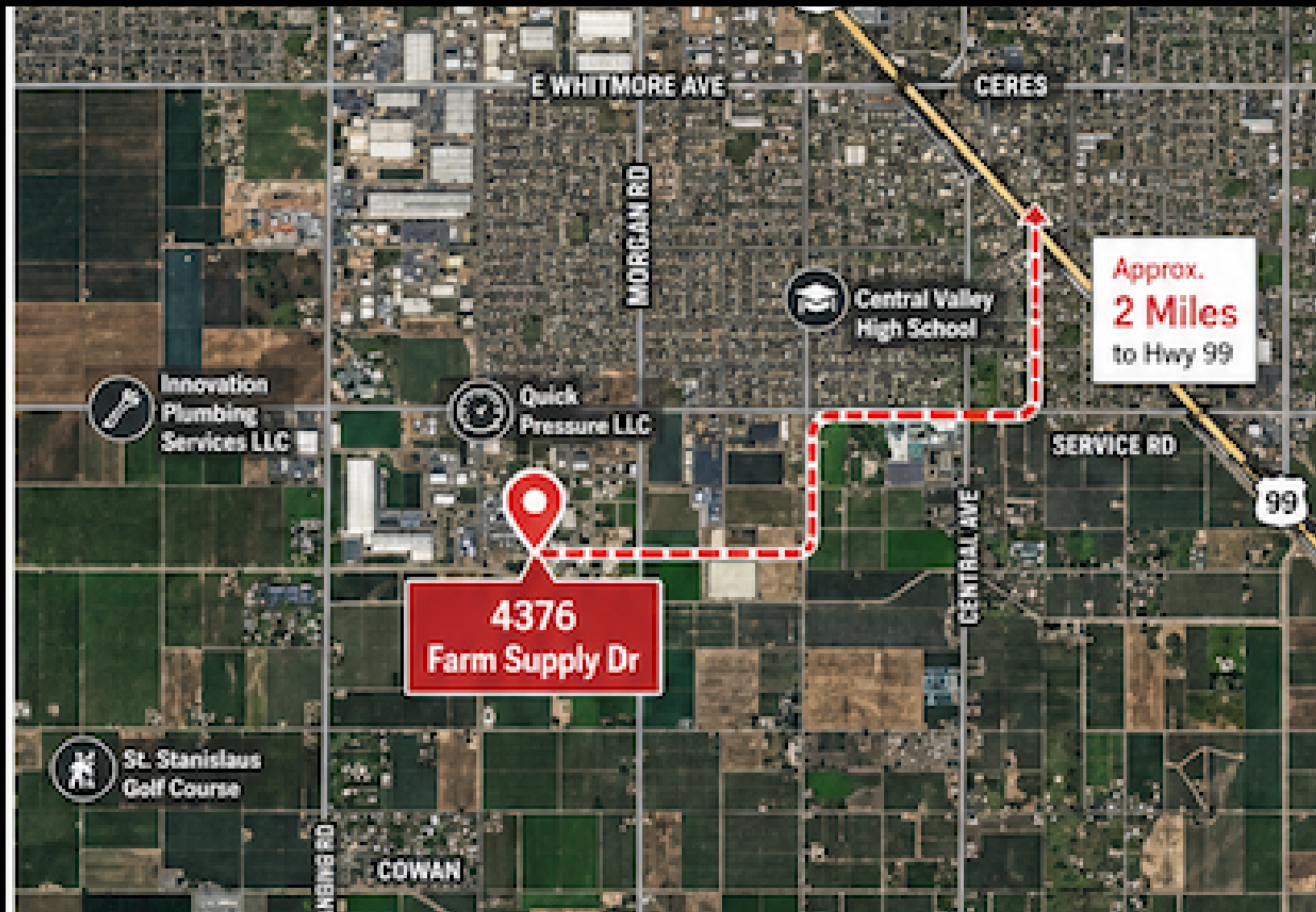
POSITIONING

4376 Farm Supply Drive offers a rare building-and-yard configuration with a modern shop-oriented layout, substantial IOS functionality, and immediate owner-user utility. Unlike unimproved industrial land or purely speculative yard sites, the property provides existing vertical improvements, operational infrastructure, and flexible outdoor yard capacity in one cohesive industrial asset.

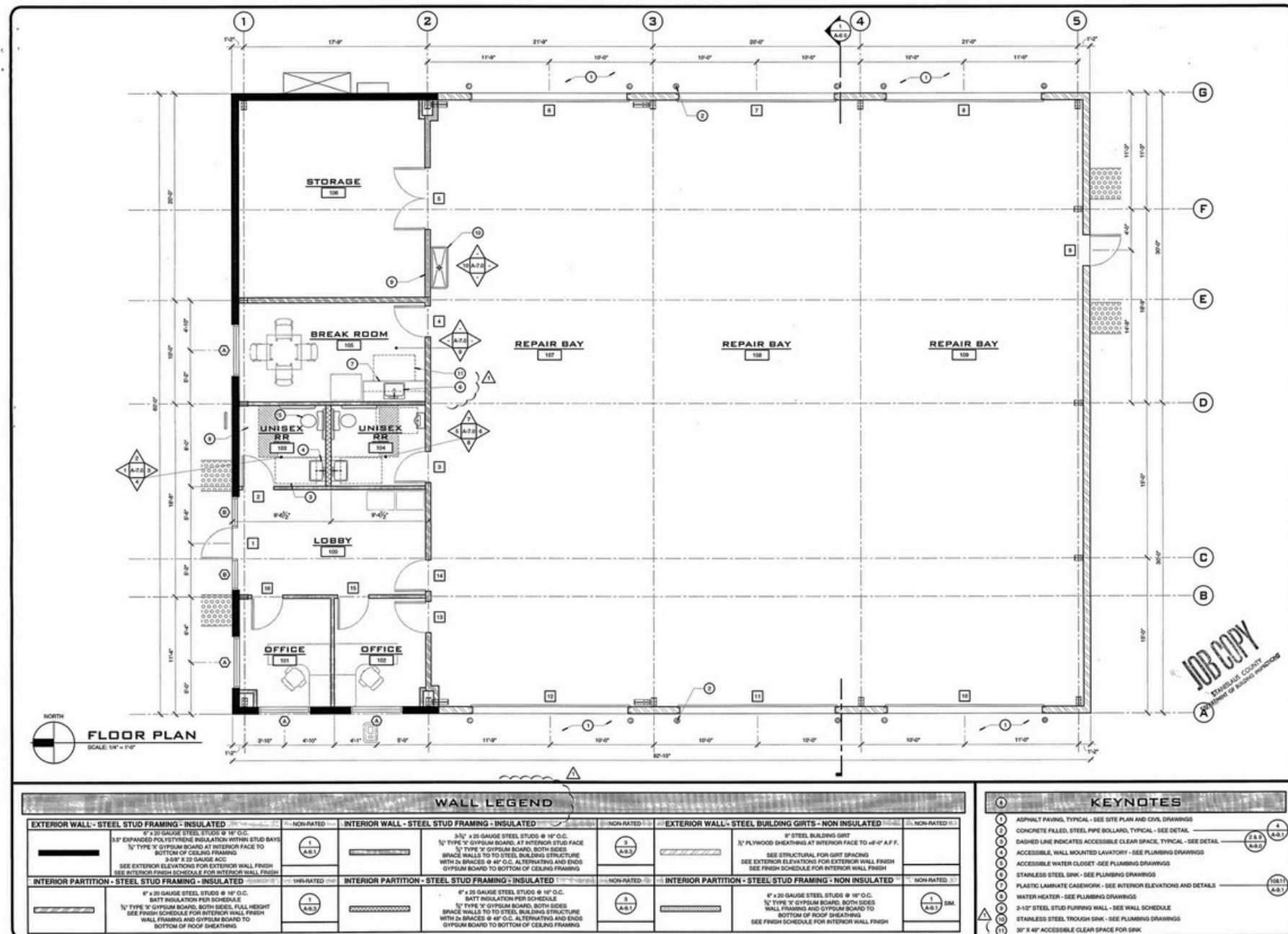


LOCATION OVERVIEW

The property is located within Morgan Road Industrial Park, approximately ±1.5–2.0 miles from Highway 99 access at Service Road, providing users with convenient Central Valley connectivity and immediate proximity to an established base of industrial, service, logistics, equipment, and contractor-oriented businesses.



SHOP FLOOR PLAN



REVISIONS

NO.	DESCRIPTION	DATE	BY

COMMERCIAL ARCHITECTURE INC.
THEODORE J. BRANDVOLD, ARCHITECT
616 14TH STREET, MODESTO, CA 95354
PH (209) 571-8158 FAX (209) 571-8160

REGISTERED ARCHITECT
THEODORE J. BRANDVOLD
STATE OF CALIFORNIA

PROJECT: GA TRUCK REPAIR
CLIENT: KULJIT SINGH
LOCATION: 4376 FARM SUPPLY ROAD
CERES, CA 95307
A.P.N.C. 041-064-021

DRAWN: SLP
CHECKED: SLP
DATE: 10/20/09
SCALE: AS SHOWN
JOB NO.: 09-189
A-2.0
OF SHEETS

PLAN-IDENTIFIED AREAS

- Office/support space
- Parts room / storage area
- ADA-compliant restroom areas
- Break room / employee support area
- Open repair / service bay areas
- Multiple roll-up door locations

Layout is presented for marketing orientation. Buyer to confirm dimensions, existing conditions, compliance, and suitability for intended use.

EXTERIOR CONFIGURATION

EXTERIOR ELEVATIONS

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

KEYNOTES

- CHAIN OPERATED OVERHEAD COILING DOOR, TYPICAL
- ALUMINUM STORE FRONT DOOR & WINDOW
- HOLLOW METAL DOOR WITH HOLLOW METAL FRAME, TYPICAL - PAINT PER SPECIFICATIONS
- WINDOW TYPICAL
- IRAIL SHADE CANOPY
- MAIN SERVICE ELECTRICAL CABINET

EXTERIOR FINISH SCHEDULE

24 GAUGE METAL SIDING

A. APPLICATION:
1. METAL SIDING OVER (2) LAYERS GRADE 15# BUILDING PAPER OVER 1/2" PLYWOOD SHEATHING.

B. PRODUCT:
MBCI MASTERLINE 16 24 GAUGE METAL WALL PANEL, CONCEALED FASTENER, SMOOTH FINISH

C. COLOR:
COLOR TO BE CHOSEN FROM STANDARD SIGNATURE 300 COLOR CHART

24 GAUGE METAL ROOFING

A. APPLICATION:
1. METAL ROOFING OVER (2) LAYERS GRADE 15# BUILDING PAPER OVER 1/2" PLYWOOD SHEATHING.

B. PRODUCT:
MBCI SUPERLOCK 16 PANEL 24 GAUGE STANDING SEAM METAL ROOFING

C. COLOR:
COLOR TO BE CHOSEN FROM STANDARD SIGNATURE 300 COLOR CHART

MANUFACTURED STONE VENEER

A. APPLICATION:
1. SELF-FURRING WIRE FABRIC, CORROSION RESISTANT METAL LATH OVER (2) LAYERS GRADE 15# BUILDING PAPER USE EXPANDED METAL LATH ON HORIZONTAL SURFACES. HORIZONTAL LATH SHALL BE TIED TO FINISHING WITH #16 B&A TIE.
2. 1/4" 3/8" THICKNESS SCRATCH FIRST COAT.
3. 1/4" 3/8" THICKNESS BROWN SECOND COAT.
4. STONE VENEER ON MORTAR BED.

B. STONE / COLOR:
1. ELDERADO STONE CLIFFSTONE, LATANA

C. JOINTS:
1. PER MANUFACTURER'S SPECIFICATIONS

REVISIONS

COMMERCIAL ARCHITECTURE INC.
THEODORE J. BRANDVOLD, ARCHITECT
616 14TH STREET, MODESTO, CA 95354
PH (209) 571-8158 FAX (209) 571-8160

PROJECT: SA TRUCK REPAIR
CLIENT: KULJIT SINGH
LOCATION: 4876 FARM SUPPLY ROAD
A.P.N.: 041-064-021

SCALE: 1/4" = 1'-0"

A-5.0

BUILDING SECTIONS

KEYNOTES

COMMERCIAL ARCHITECTURE INC.
THEODORE J. BRANDVOLD, ARCHITECT
616 14TH STREET, MODESTO, CA 95354
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A-6.0

REFLECTIVE CEILING PLAN

CEILING LEGEND

KEYNOTES

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THEODORE J. BRANDVOLD, ARCHITECT
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A-3.0

POTENTIAL USER PROFILES

Well-suited for industrial owner-users

Use concepts are illustrative only and must be verified by buyer with the City and applicable agencies.

Truck repair / service operations

Fleet service or vehicle maintenance

Contractor operations / contractor yard

Equipment service or repair user

Industrial storage + service business

Logistics-support or field-service operator

The property may be suitable for a range of shop, service, fleet, contractor, storage, and industrial owner-user operations, subject to zoning, licensing, permitting, environmental, operational, and buyer-specific requirements.

GALLERY



CONTACT

4376 FARM SUPPLY DR

CERES, CA 95307-7597 • STANISLAUS COUNTY

INDUSTRIAL OUTDOOR STORAGE ASSET WITH SHOP
MORGAN ROAD INDUSTRIAL PARK

For more information, contact:

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PRESIDENT

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DRE 02108475



All information herein is deemed reliable but not guaranteed. Buyers should independently verify all information and conduct their own due diligence.