

INDUSTRIAL LAND/PLANNED TRUCK MAINTENANCE SHOP/YARD
FOR SALE
1018 WELTY ROAD | VERNALIS | CA



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FEATURES:

- **APN:** 016-038-007
- **Size:** 23± Acres
- **Zoning:** PD - Planned Development
- **Water:** One (1) capped domestic well and West Stanislaus Irrigation District
- **Sewer:** Planned septic
- **Electricity:** PG&E
- **Storm Water:** On-site retention
- 23± acres of land planted to almonds
- 5± acres approved by Stanislaus County for the development of a 20,000± sf industrial shop building with paved fenced parking area to allow for trucking, equipment, construction services, contracting, etc.
- Located 3.5± miles from the I-5 & Hwy 132 interchange
- Located 14± miles from Tracy via CA-33 and I-205, 26± miles from Stockton via I-5 and 65± miles from Oakland via I-580



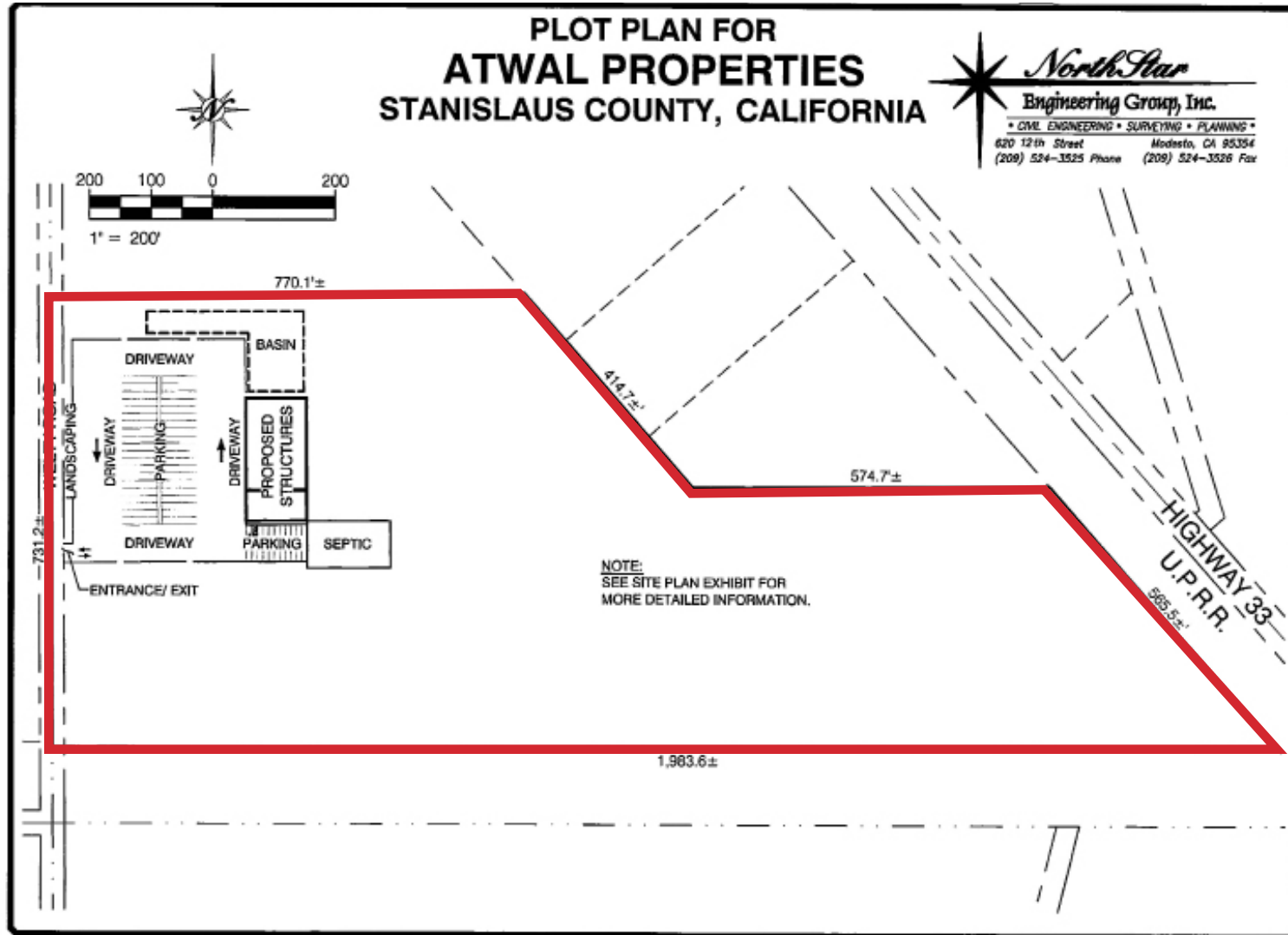
FOR SALE: \$3,250,000.00

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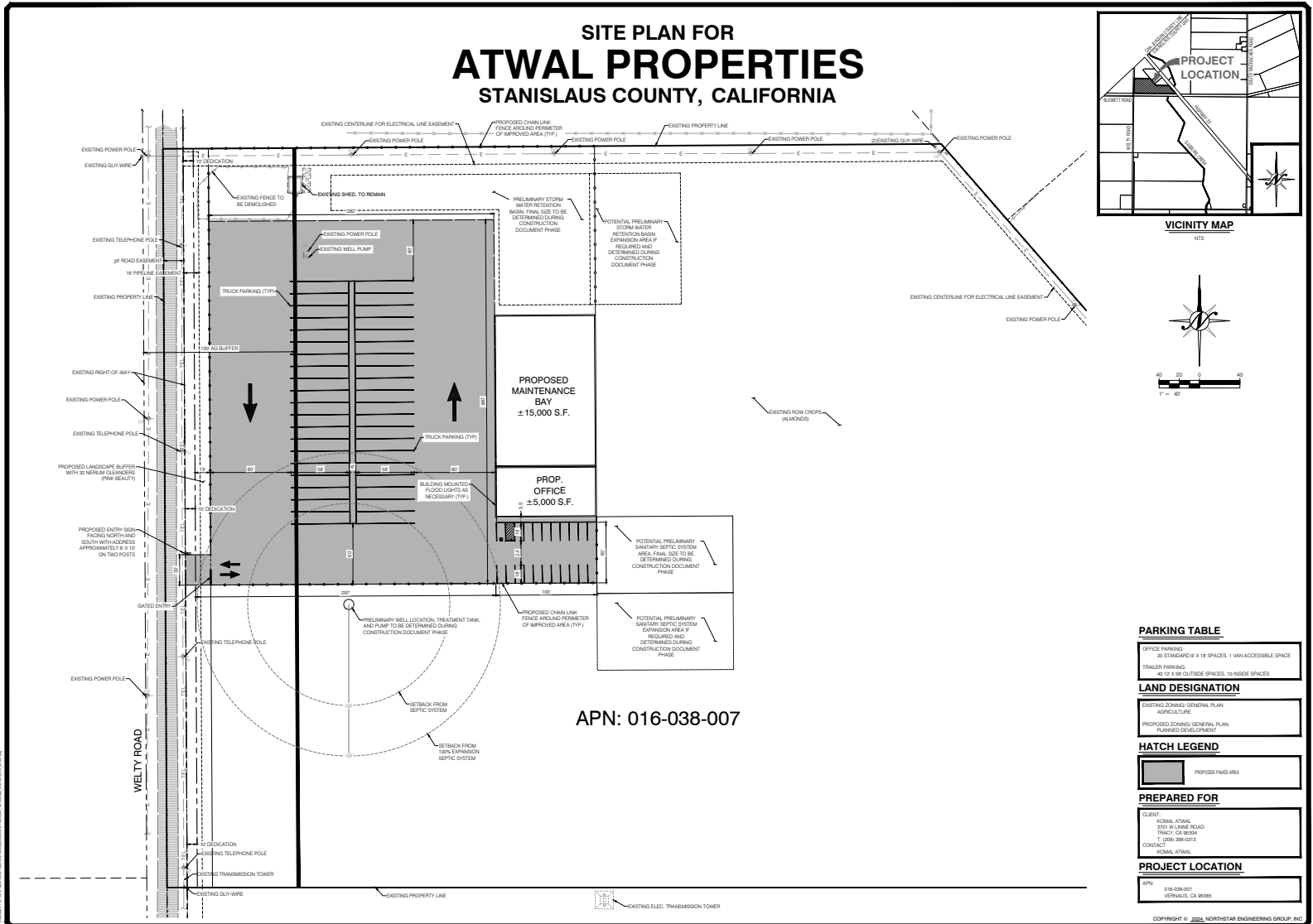
PLOT PLAN



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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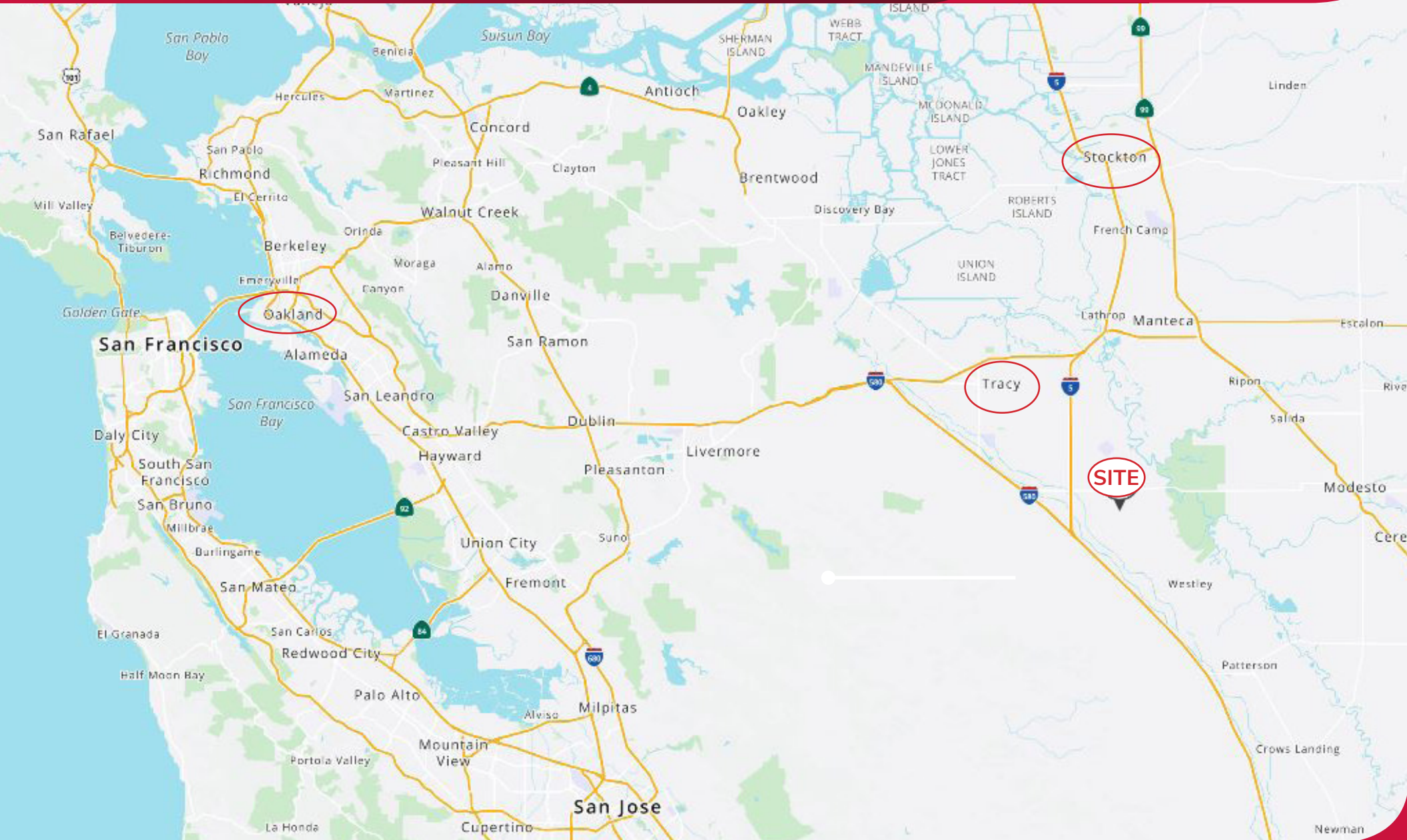
SITE PLAN



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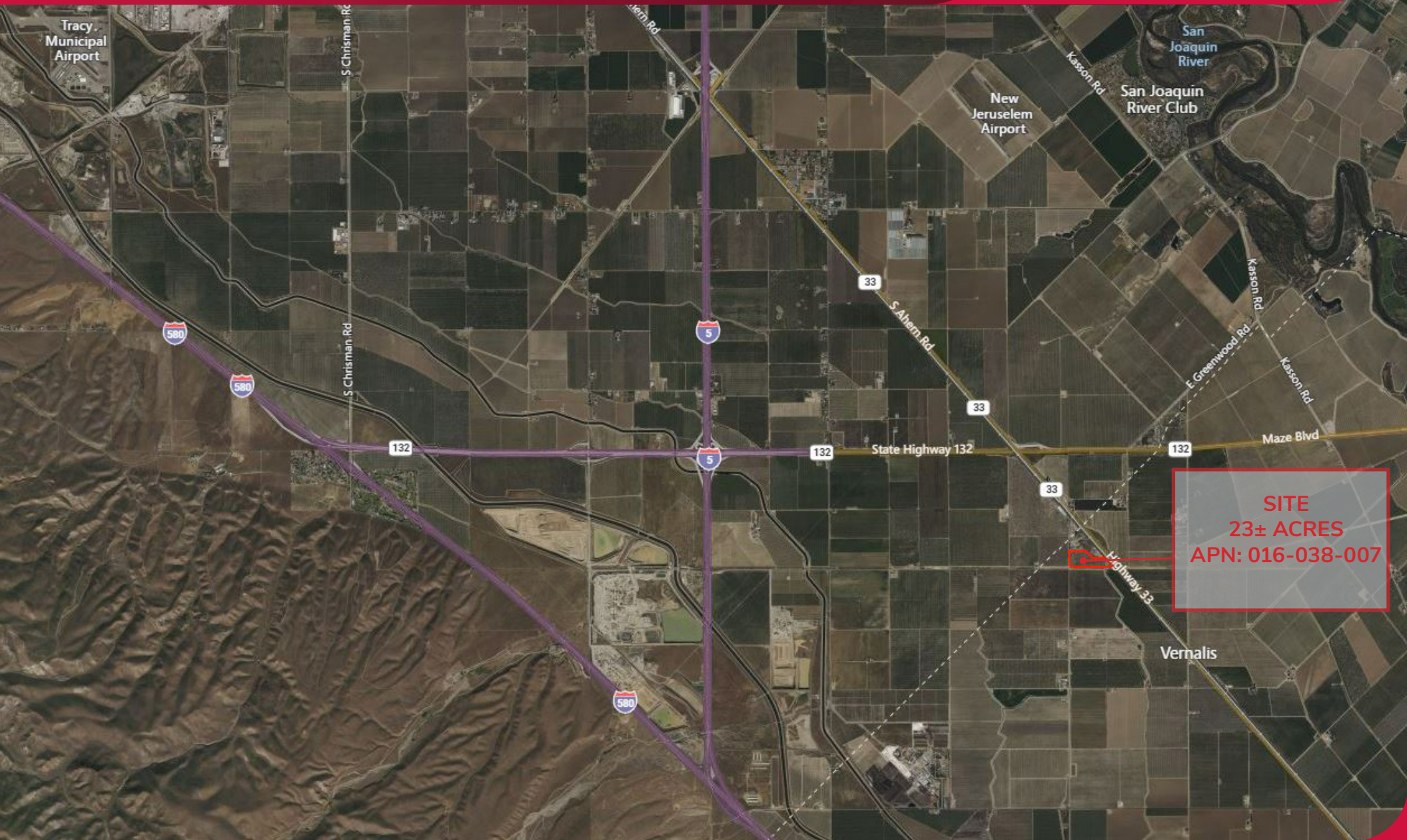
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