

# FOR SALE

## 8306 S. ENDOW ROAD

FRENCH CAMP | CALIFORNIA



**ASKING PRICE: \$625,000**



**±4,392 SQUARE FOOT BUILDING ON ±.97 ACRES**

### Property Specifications:

<b>Building SF:</b>	±4,392 SF
<b>Bldg Dimensions:</b>	±122' x 36'
<b>Acres:</b>	±.97 paved and compacted gravel
<b>Office:</b>	±1,150 SF (36' x 32') consisting of a reception area, three (3) private offices, breakroom and two (2) restrooms.
<b>Construction Type:</b>	Steel frame metal
<b>Loading Doors:</b>	Two (2) grade level doors (12' x 12')
<b>Parking:</b>	Eighteen (18) striped spaces with room for expansion
<b>Indicated Power:</b>	200 Amps, 240 Volt, 3-Phase
<b>Clear Height:</b>	±12' - 14' minimum
<b>Zoning:</b>	AL -10, Limited Agriculture (San Joaquin County)
<b>APN#:</b>	193-180-42
<b>Additional Features:</b>	I-5 access via Mathews Road. Clear span, skylights, insulated ceiling, fluorescent warehouse lighting, fully fenced and secured with alarm.



### EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

**WES WIDMER**  
SENIOR VICE PRESIDENT  
+1 209 475 5109 Direct  
[wes.widmer@colliers.com](mailto:wes.widmer@colliers.com)  
CA License No. 01315686

**ALEX HOECK**  
ASSOCIATE  
+1 209 475 5107 Direct  
[alex.hoeck@colliers.com](mailto:alex.hoeck@colliers.com)  
CA License No. 01943853



# FOR SALE

# 8306 S. ENDOW ROAD

FRENCH CAMP | CALIFORNIA



## Select List of Permitted Uses:

- Landscaping
- Single Family Residence
- Farm Employee Housing (Small)
- Group Care (Small)
- Shelters (Small)
- Animal Raising
- Family Food Production
- Educational Family Project
- Family Daycare
- Crop Production
- Farm Produce Stands

Several other uses permitted subject to site approval through San Joaquin County.

**\*Buyer shall confirm with San Joaquin County planning department**

### EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

**WES WIDMER**  
SENIOR VICE PRESIDENT  
+1 209 475 5109 Direct  
[wes.widmer@colliers.com](mailto:wes.widmer@colliers.com)  
CA License No. 01315686

**ALEX HOECK**  
ASSOCIATE  
+1 209 475 5107 Direct  
[alex.hoeck@colliers.com](mailto:alex.hoeck@colliers.com)  
CA License No. 01943853

**COLLIERS INTERNATIONAL**  
3439 Brookside Rd, Suite 108  
Stockton, CA 95219  
[www.colliers.com](http://www.colliers.com)

