

AVAILABLE > LAND FOR SALE OR BUILD-TO-SUIT

±10.74 ACRES • ASKING PRICE \$1,500,000 (\$3.20 PSF)

1037 S. KILROY ROAD, TURLOCK, CA



Property Specifications:

- Parcel Size: ±10.74 Acres
- APN: 044-010-011
- Zoning: I
- County: Stanislaus

Utilities:

- Water: City of Turlock, 12" Main
- Sewer: City of Turlock, 10" Main
- Storm: City of Turlock, 30" Main
- Gas: Pacific Gas & Electric
- Electricity: Turlock Irrigation District (low rates)

Transportation:

- 14 miles to Modesto
- 18 miles to I-5 (via West Main)
- 44 miles to Stockton
- 47 miles to Tracy
- 60 miles to Livermore
- 91 miles to Oakland
- 94 miles to Sacramento
- 98 miles to San Jose

Corporate Neighbors Include:

- Foster Farms
- Valley Fresh (Hormel Foods)
- US cold Storage (2009)
- Blue Diamond Growers (2013)
- Mid-Valley Dairy

EXCLUSIVE BROKERS:

MIKE GOLDSTEIN, SIOR
Managing Partner
+1 209 475-5106 Direct
michael.goldstein@colliers.com
CA License No. 01319234

NICK KAVAYIOTIDIS
Vice President
+1 510 474 1001 Direct
nick.kavas@colliers.com
CA License No. 1344422



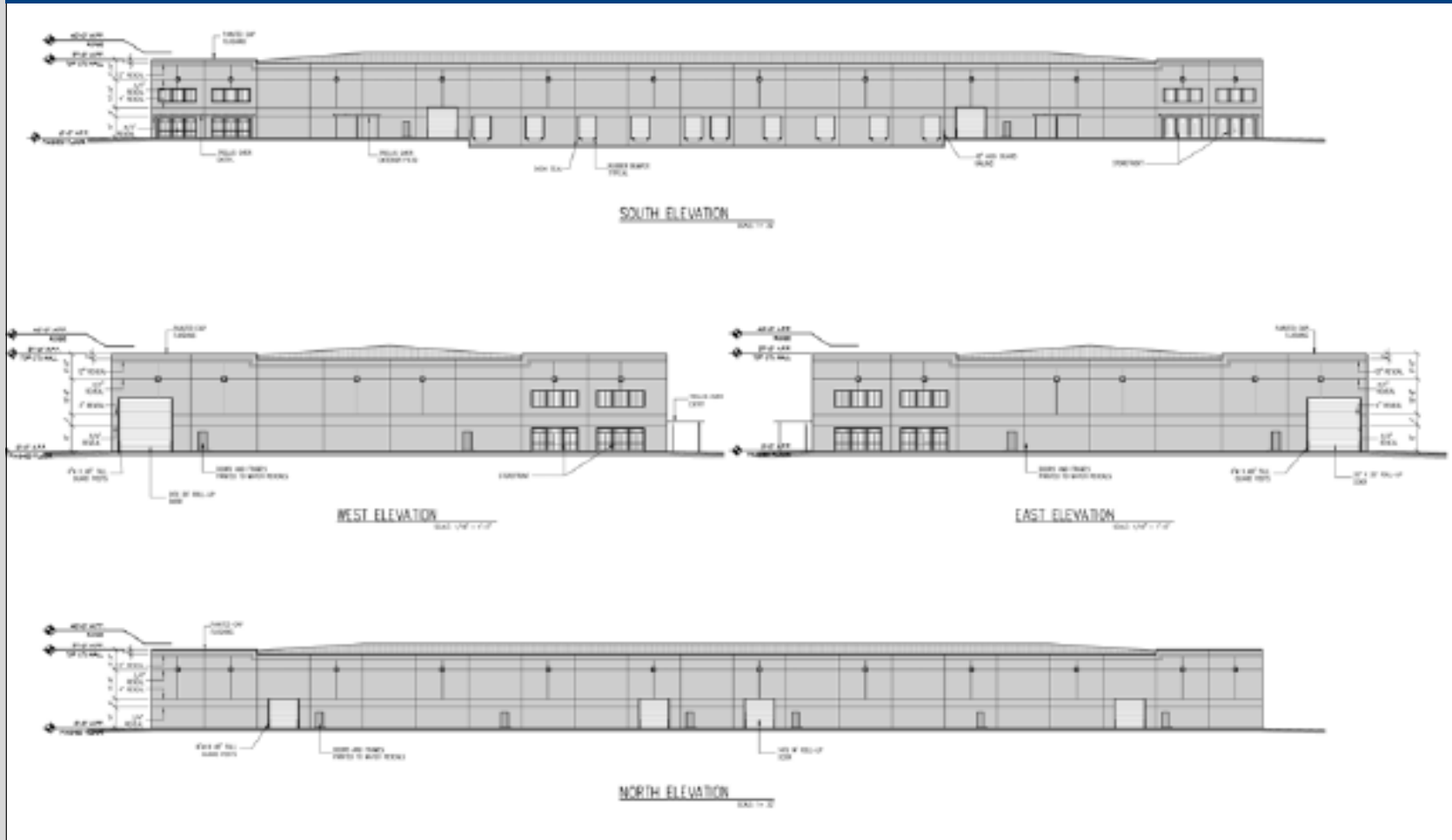
COLLIERS INTERNATIONAL
3439 Brookside Road, Suite 108
Stockton, CA USA 95219
www.colliers.com

AVAILABLE > LAND FOR SALE OR BUILD-TO-SUIT

±10.74 ACRES • ASKING PRICE \$1,500,000 (\$3.20 PSF)

1037 S. KILROY ROAD, TURLOCK, CA

ELEVATIONS



EXCLUSIVE BROKERS:

MIKE GOLDSTEIN, SIOR
Managing Partner
+1 209 475-5106 Direct
michael.goldstein@colliers.com
CA License No. 01319234

NICK KAVAYIOTIDIS
Vice President
+1 510 474 1001 Direct
nick.kavas@colliers.com
CA License No. 1344422



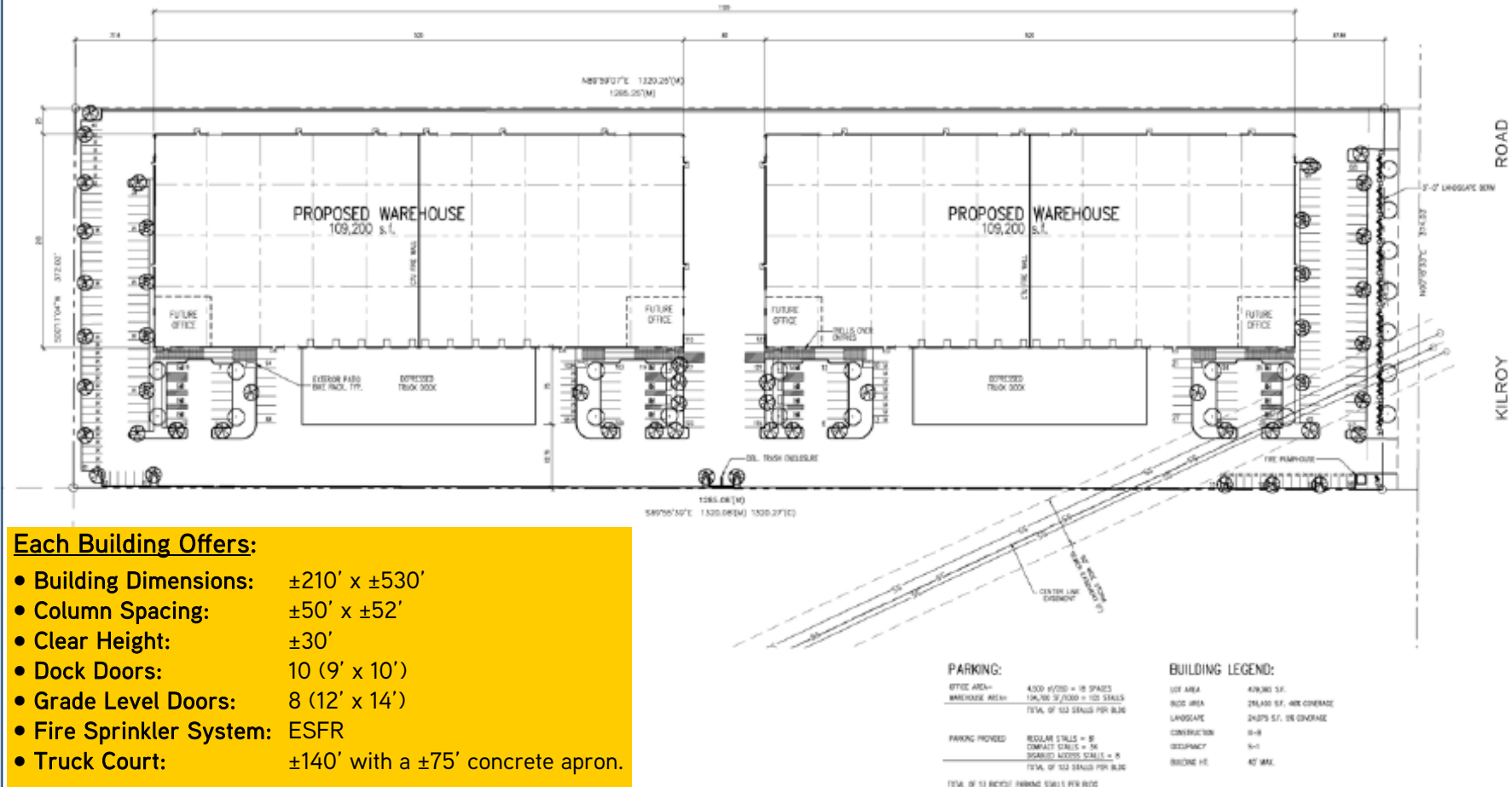
COLLIERS INTERNATIONAL
3439 Brookside Road, Suite 108
Stockton, CA USA 95219
www.colliers.com

AVAILABLE > LAND FOR SALE OR BUILD-TO-SUIT

±10.74 ACRES • ASKING PRICE \$1,500,000 (\$3.20 PSF)

1037 S. KILROY ROAD, TURLOCK, CA

PROPOSED WAREHOUSE SITE PLANS



EXCLUSIVE BROKERS:

MIKE GOLDSTEIN, SIOR
Managing Partner
+1 209 475-5106 Direct
michael.goldstein@colliers.com
CA License No. 01319234

NICK KAVAYIOTIDIS
Vice President
+1 510 474 1001 Direct
nick.kavas@colliers.com
CA License No. 1344422

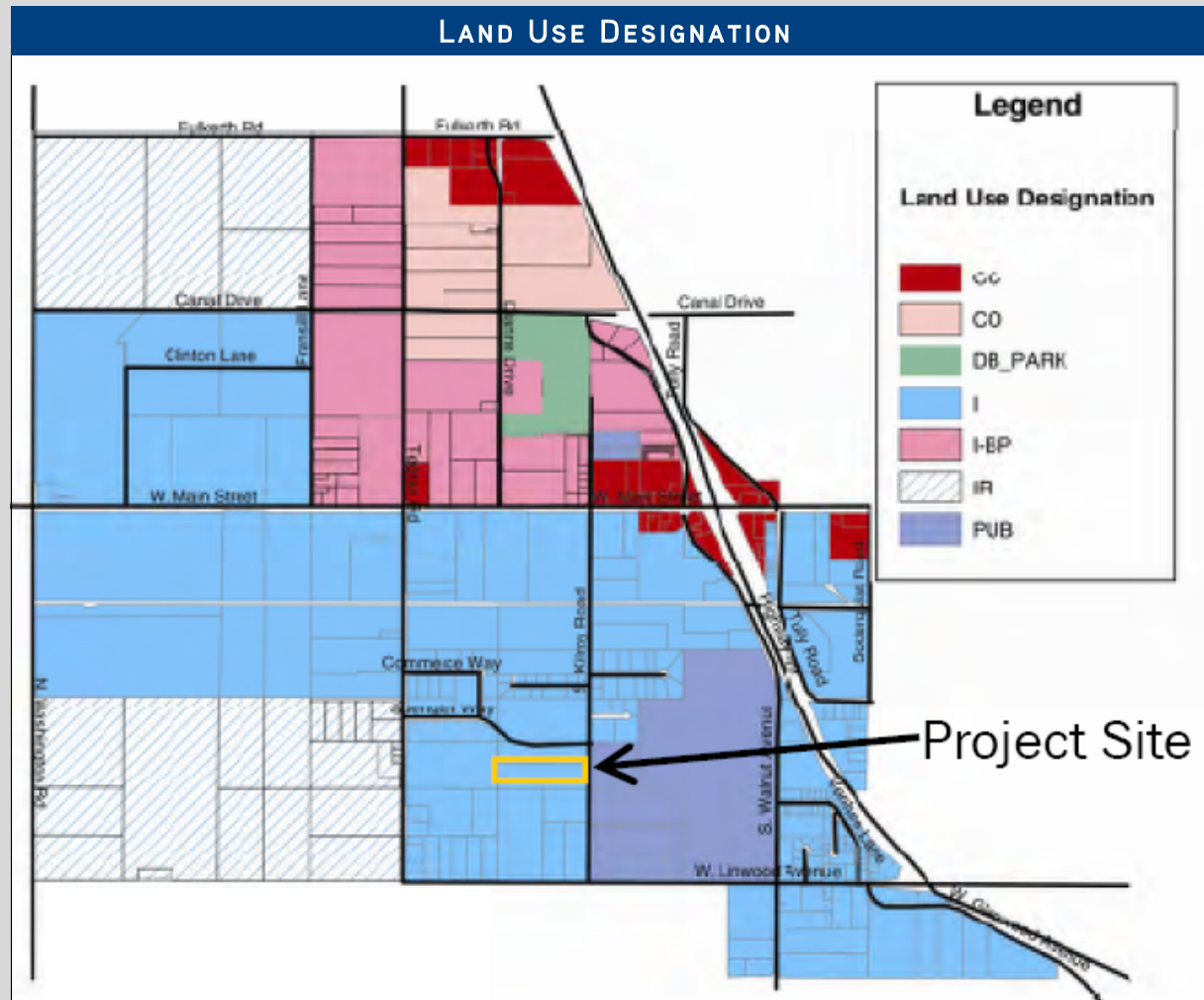


COLLIERS INTERNATIONAL
3439 Brookside Road, Suite 108
Stockton, CA USA 95219
www.colliers.com

AVAILABLE > LAND FOR SALE OR BUILD-TO-SUIT

±10.74 ACRES • ASKING PRICE \$1,500,000 (\$3.20 PSF)

1037 S. KILROY ROAD, TURLOCK, CA



- WISP provides a master plan for an area of over 2,600 acres within the City Limits.
- Excellent access to Hwy 99.
- Within State Enterprise Zone which offers tax benefits.
- Development fee relief program available.
- Turlock Redevelopment Agency programs available.
- City service infrastructure improvements project: new signalized water and sanitary sewer lines.
- Treatment capacities in excess of 5 million gallons/day.

Approved in 2006, the Westside Industrial Specific Plan (WISP) and the accompanying certified Environmental Impact Report offer a unique opportunity to industry for job creation within the City of Turlock, CA.

Master Planned and environmentally certified land is very limited within Stanislaus County and in the Central Valley as a whole.

EXCLUSIVE BROKERS:

MIKE GOLDSTEIN, SIOR
Managing Partner
+1 209 475-5106 Direct
michael.goldstein@colliers.com
CA License No. 01319234

NICK KAVAYIOTIDIS
Vice President
+1 510 474 1001 Direct
nick.kavas@colliers.com
CA License No. 1344422

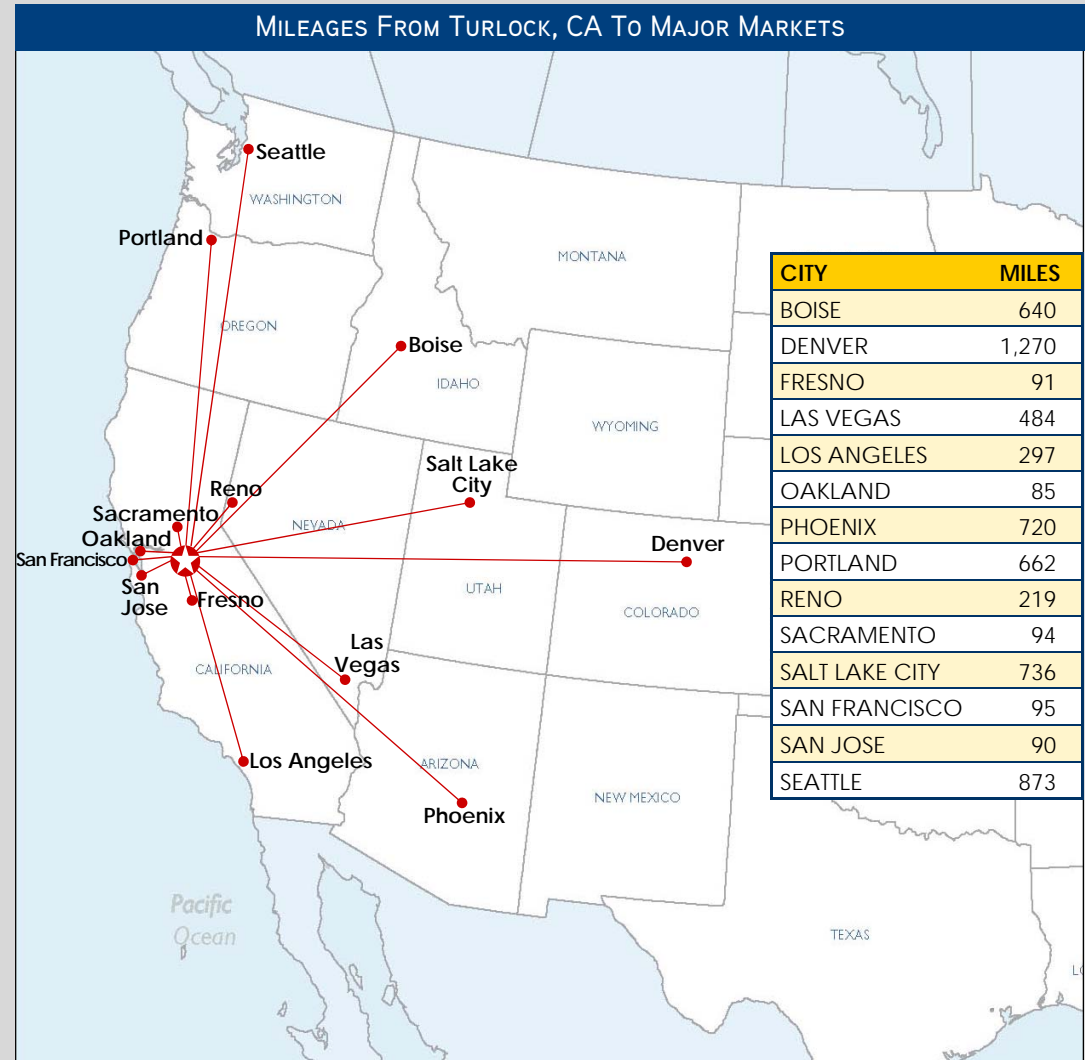
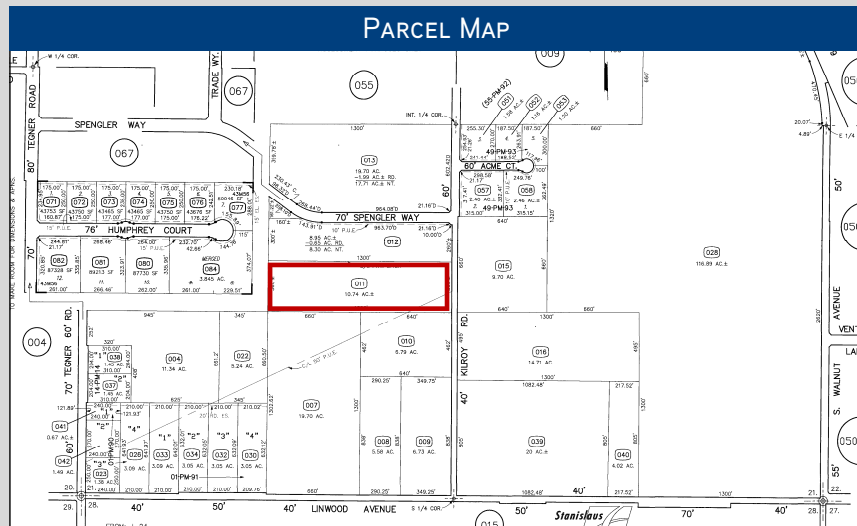
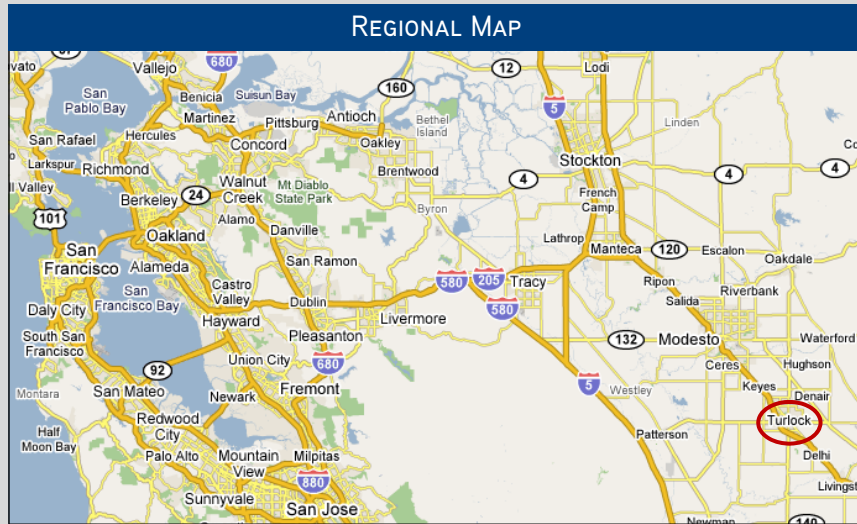


COLLIERS INTERNATIONAL
3439 Brookside Road, Suite 108
Stockton, CA USA 95219
www.colliers.com

AVAILABLE > LAND FOR SALE OR BUILD-TO-SUIT

±10.74 ACRES • ASKING PRICE \$1,500,000 (\$3.20 PSF)

1037 S. KILROY ROAD, TURLOCK, CA



EXCLUSIVE BROKERS:

MIKE GOLDSTEIN, SIOR
 Managing Partner
 +1 209 475-5106 Direct
 michael.goldstein@colliers.com
 CA License No. 01319234

NICK KAVAYIOTIDIS
 Vice President
 +1 510 474 1001 Direct
 nick.kavas@colliers.com
 CA License No. 1344422



COLLIERS INTERNATIONAL
 3439 Brookside Road, Suite 108
 Stockton, CA USA 95219
www.colliers.com