

±12,750 SF SITUATED ON ±55.6 ACRES

FOR SALE

MAJOR PRICE REDUCTION BY OWNER

ASKING PRICE: **\$3,250,000**



2155 HILLS FERRY ROAD
NEWMAN, CALIFORNIA

EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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PROPERTY SPECIFICATIONS:

Building SF: ±12,750 SF (150' x 85')
Acreage: ±55.6 Acres
Office SF: ±340 SF
Loading: 1 (9' x 10') dock-high door
1 (12' x 14') grade level door

Clear Height: ±26' - 30'

Indicated Power: One (1) 600 Amp
One (1) 1,200 Amp

Year Built: 1996

Services: Septic
Well
On-site retention pond

Location: Approximately 5 miles east of I-5
via E. Stuhr Road

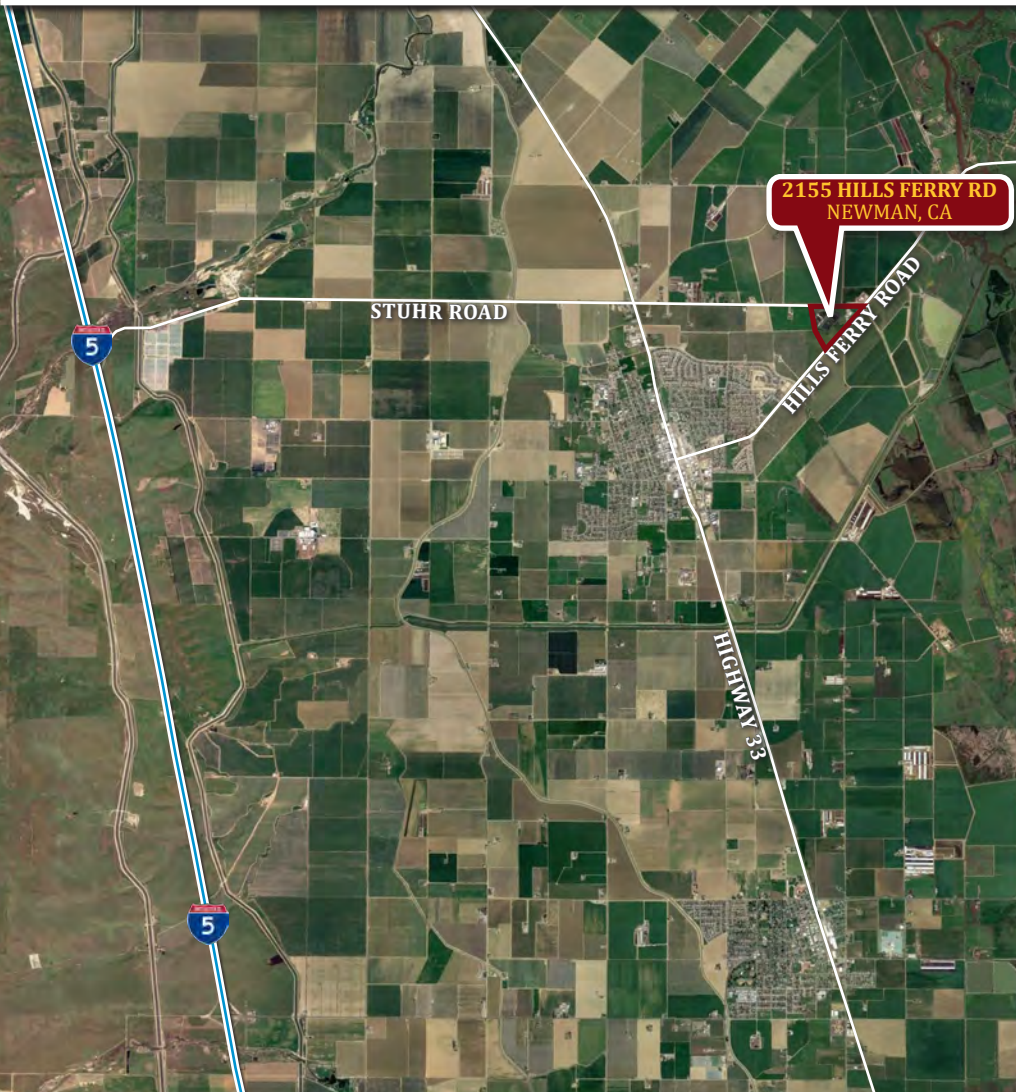
Zoning: A-2-40, General Agriculture
(Stanislaus County)

- City of Newman Sphere of Influence planned zoning is Heavy Industrial
- Steel frame metal construction
- Two (2) pole barns, 7,000 SF & 3,000 SF
- Clear Span
- Storage ponds used for prior use can be leveled for useable acreage



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