

HEAVY PRICE REDUCTION

WAREHOUSE 365

10098

TWIN CITIES ROAD
GALT, CA, 95632

AVAILABLE
SALE OR LEASE

DANIEL MUELLER

Executive Director

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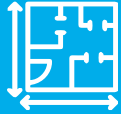
Cal DRE# 01829919

CENTURY 21

Select Real Estate, Inc.



WAREHOUSE 365



APN

148-0240-016

TOTAL AVAILABLE

+/- 44,120 Square feet

LAND SIZE

+/- 15.71 acres

OFFICE SF

+/- 800 SF and 2 restrooms

CLEAR HEIGHT

+/- 20' - 34'

INDICATED POWER

400 amp, 277/480 volt, 3 phase

GL DOORS

Seven (7) /5-12'x14', 2-10'x12')



ZONING

AR-5

(Sacramento County)

(\$) **SALE PRICE**

~~\$2,250,000.00~~

\$1,990,000.00

(\$) **LEASE RATE**

\$0.70 PSF

MODIFIED GROSS

(📍) **HIGHLIGHTS**

- Metal clear span construction
- Upgraded power and electrical throughout
- Skylights
- Fenced / large paved yard area
- Located 1/4 mile west of Hwy 99 at Twin Cities Road
- Excellent freeway access to Hwy 99
- Excellent opportunity providing flexibility for a variety of agriculture related uses
- Upgrades T-5 lighting with food grade lens
- Rail Spur, Rail Service possible

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COMMERCIAL
TEAM

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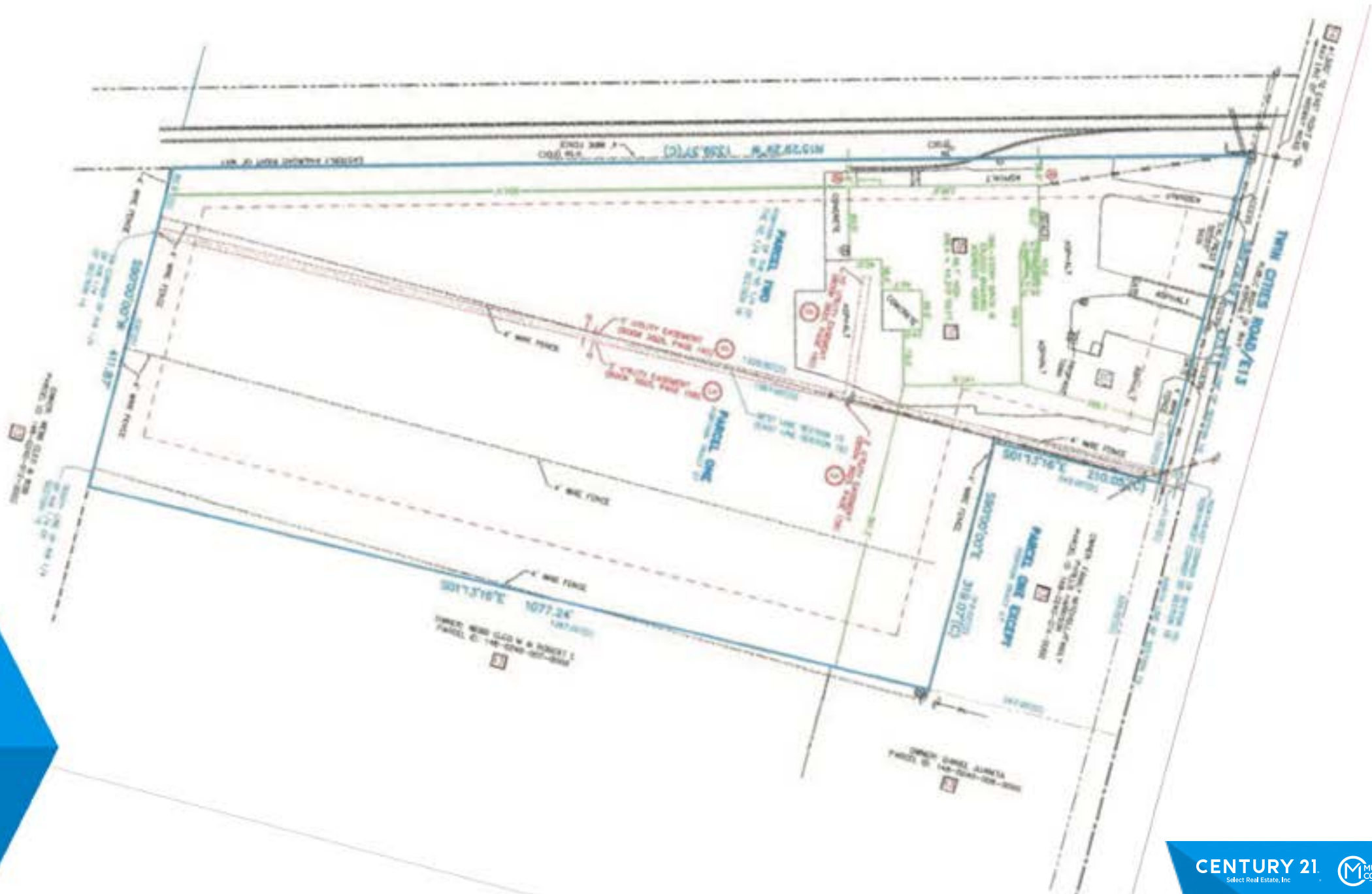
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 PROJECTION	1,754	26,640	33,484
2019 ESTIMATE	1,620	25,292	31,736
2010 CENSUS	1,201	22,910	28,453
GROWTH 2019 - 2024	8.27%	5.33%	5.51%
GROWTH 2010 - 2019	34.89%	10.40%	11.54%

CENTURY 21
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HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2024 PROJECTION	682	8,581	10,557
2019 ESTIMATE	623	8,120	9,983
2010 CENSUS	421	7,192	8,808
GROWTH 2019 - 2024	9.47%	5.68%	5.75%
GROWTH 2010 - 2019	47.98%	12.90%	13.34%



HOUSING

	STREET	CROSS STREET	CROSS STREET DIST.	COUNT YEAR	MILES FROM SUBJ.
TWIN CITIES RD	Midway Ave	Midway Ave	0.25 W	2018	.10
TWIN CITIES RD	Stockton Blvd	Stockton Blvd	0.08 E	2018	.28
TWIN CITIES RD	Bergeron Rd	Bergeron Rd	0.04 E	2018	.50
STATE HWY 99			0.00	2018	.52
STATE HWY 99	Twin Cities Rd	Twin Cities Rd	0.43 SE	2018	.52
STATE HWY 99			0.00	2018	.75
STATE HWY 99	Twin Cities Rd	Twin Cities Rd	0.52 NW	2018	.75
WALNUT AVE	Stockton Blvd	Stockton Blvd	0.07 E	2018	.93

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BUY

LEASE

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TEAM

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