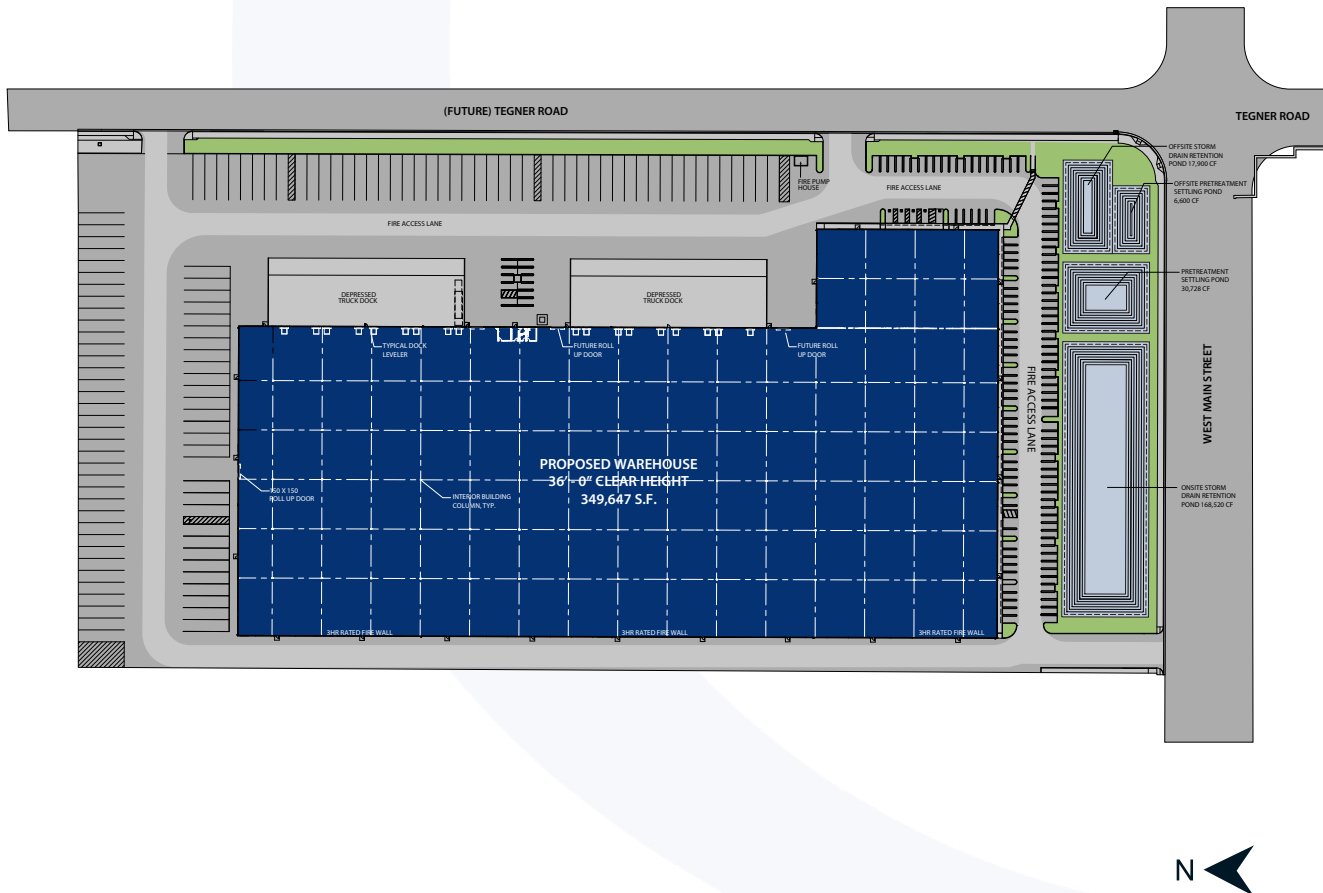


Customizable Industrial Development

Build-to-suit development can allow for cold storage, food processing, manufacturing, and other specialized industrial uses, with building upgrades and enhancements available based on tenant requirements and lease term.



Conceptual Building Highlights:

- Building Area Up to 349,674 SF
- Site Area: 19.55 Acres
- Clear Height: 36'
- Dock Door: 18 (expandable)
- Grade Level Doors: 2
- Office: To suit
- Power: 6,000 amps / 277/480
(power expansion possible with TID approval)
- Employee Parking: 111
- Trailer Parking: 112
- Utility: Turlock Irrigation District
- Construction: Tilt-up concrete
- Building dimensions: 364'D x 892'W
- Column Spacing: 58' x 58' Typical
- Floor slab: 6" Reinforced – Sealed
- Zoning: INDUSTRIAL
- Excellent access to HWY 99
- APN: 089-010-006