

PMZ
SINCE 1957

COMMERCIAL
REAL ESTATE

For Sale \$2,100,000

492 S Golden State Blvd, Turlock CA



To discuss your property or any commercial real estate needs please contact:

PMZCommercial.com

JORDAN AMARANT

DRE# 01911219

209.345.8209 | jamarant@pmz.com

Property Description

492 S Golden State Blvd Turlock CA

APN: 043-051-030

Building Size: +/-39,000 SF

Lot Size: 1.27 ac total

Zoning: Heavy Commercial

Listing Price: \$2,100,000

Rare opportunity to acquire a large warehouse well under replacement value at only \$54 per sq ft!

492 S Golden State Blvd is an approximately 39,000 SF metal warehouse. Currently leased and occupied but could be made available for owner user.

Building can be customized to fit a variety of business needs. Zoning is Heavy Commercial which allows for a variety of uses. Please consult Turlock Planning Dept for specific uses and requirements .

1.27 ac lot allows for parking and yard space to accommodate your business needs.

Power provided by TID and owner will benefit from lower than average power rates for state of CA. Building is served by public utilities and separately metered

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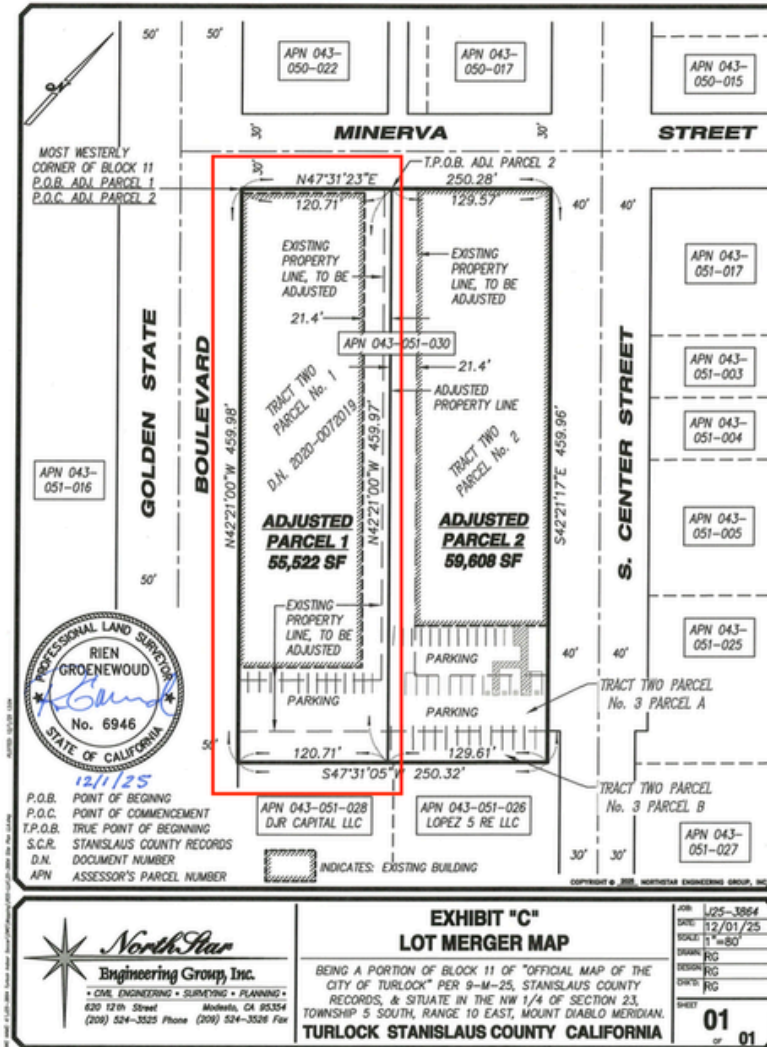
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