

FOR LEASE – SALES/SERVICE SHOP WITH YARD 22420 NORTH HIGHWAY 99, ACAMPO, CA



AVAILABLE NOVEMBER 2026



Economic Data: \$32,000 MO/NNN

DO NOT DISTURB TENANT / VIEW BY APPOINTMENT ONLY

For More Information, Contact Exclusive Agent:

Darren McFadden
CA DRE Lic #01276439
dmcfadden@lee-associates.com
D 209.983.6821
C 209.598.1180

Mason Chambliss
CA DRE Lic #02237204
mchambliss@lee-associates.com
D 209.983.6831
C 925.336.9660

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COMMENTS:

- 8,685± SF Truck Shop w/ Class “A” Office
- 3.59± Acres
- Constructed in 2026
- Zoning: I-T - Truck Terminal (San Joaquin County)

FEATURES:

- Steel/metal construction
- Seven (7) GL Doors – Five (5) (14' x 14') ; Two (2) (16' x 14')
- 3,687± SF office (2-story) including multiple private offices, reception area, breakroom, conference room, bullpen, dispatch office and 4 restrooms
- 4,998± SF 3-bay drive through maintenance shop
- 400 Amp, 120/240 Volt, 3 Phase (indicated)
- 19'.5" – 22'.10' minimum clearance
- LED lighting throughout
- Paved, fenced and secure yard with gated entry
- 20,000-gallon static fire suppression tank
- Excellent Hwy 99 visibility and access via E. Peltier Rd.



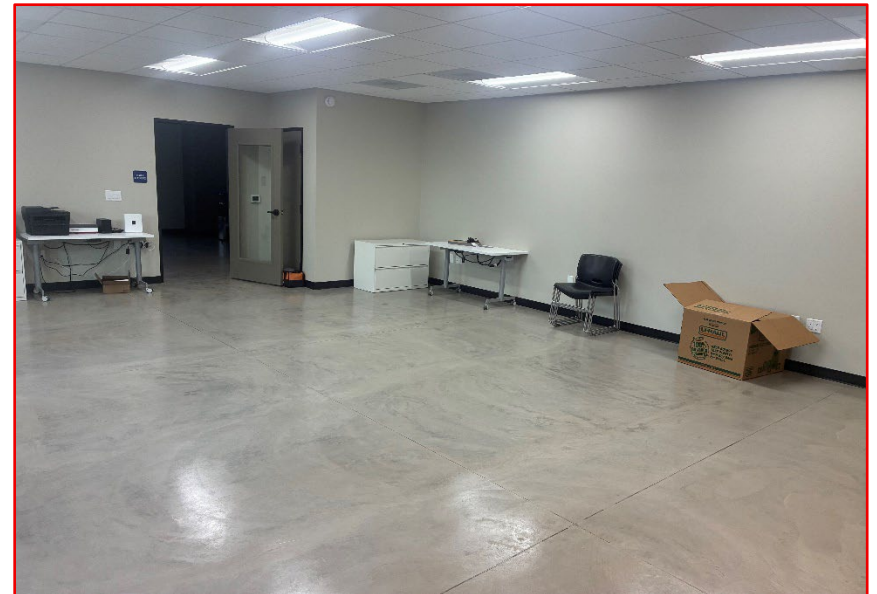
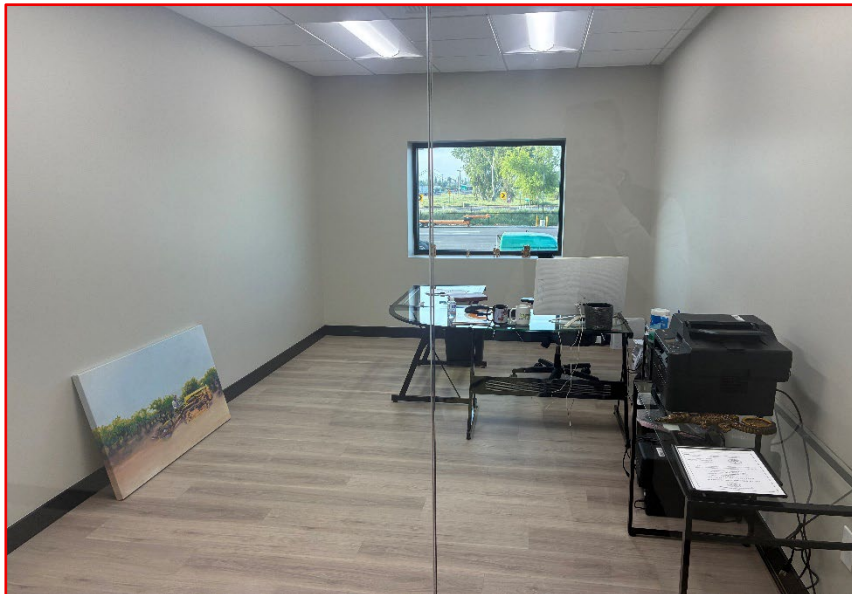
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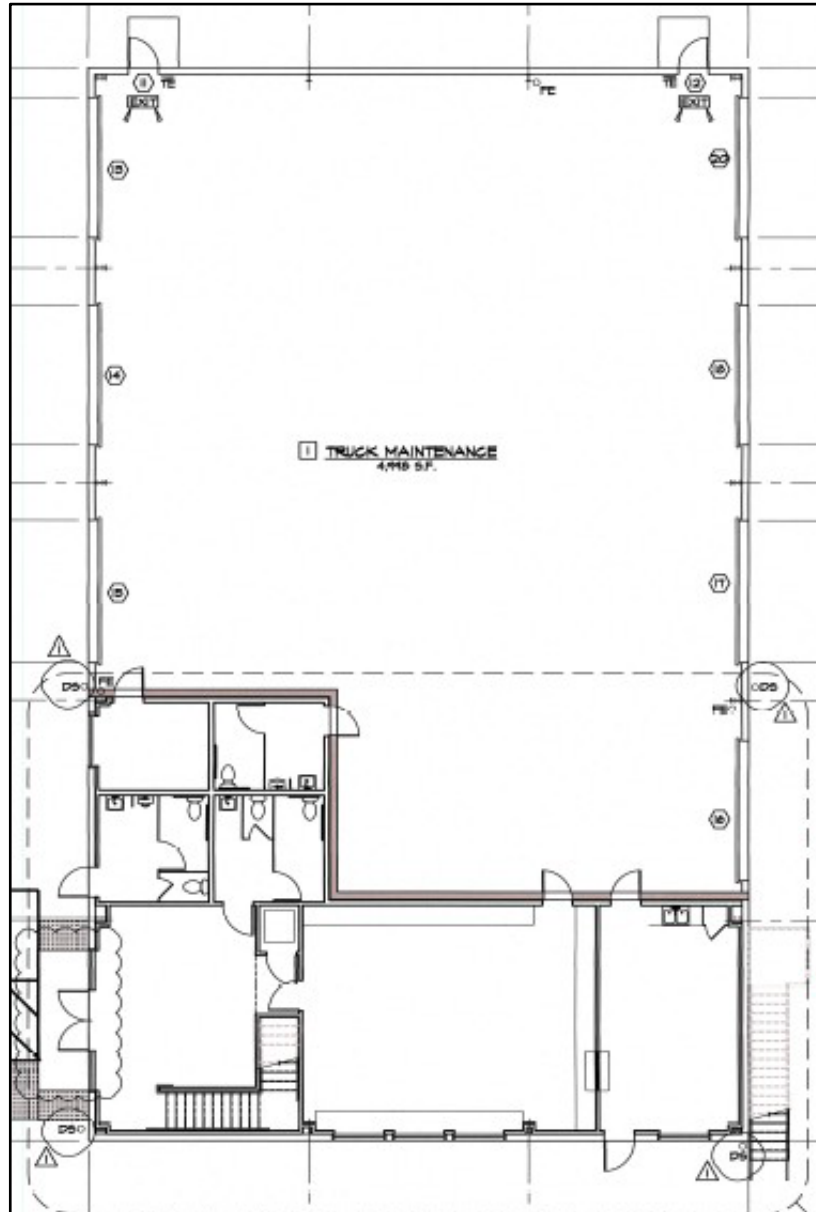
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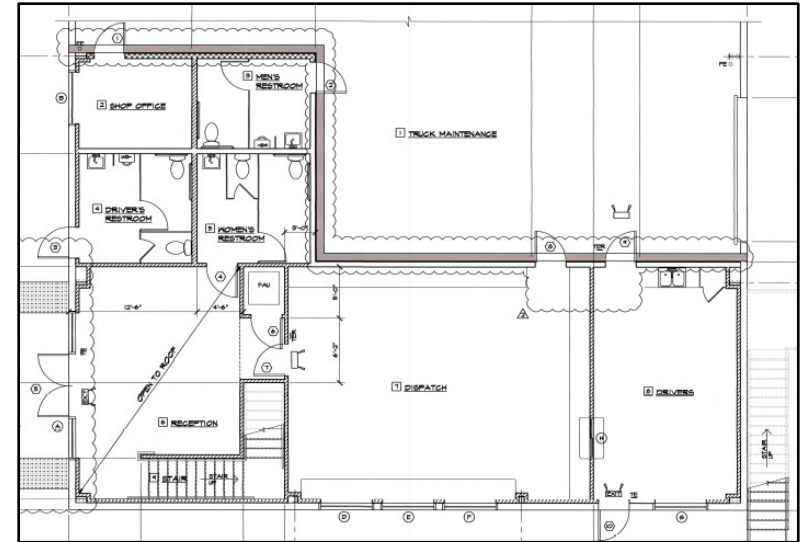


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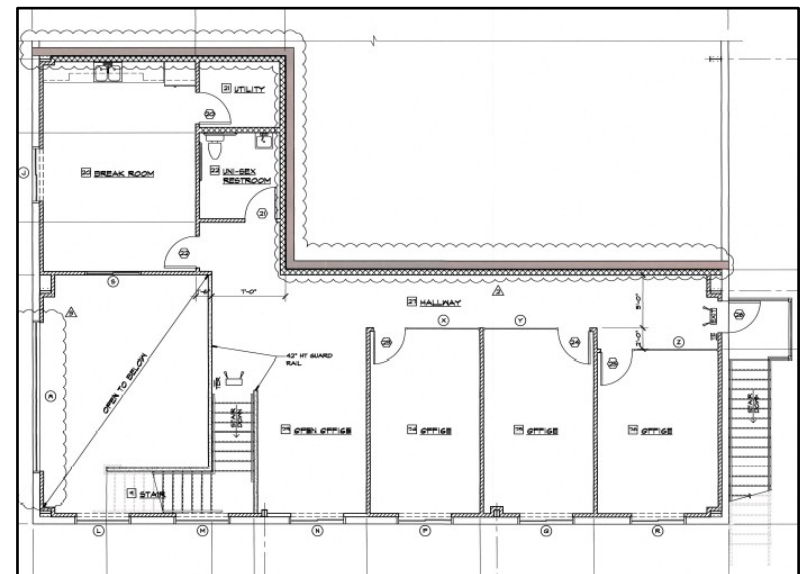
BUILDING



OFFICE – FIRST FLOOR



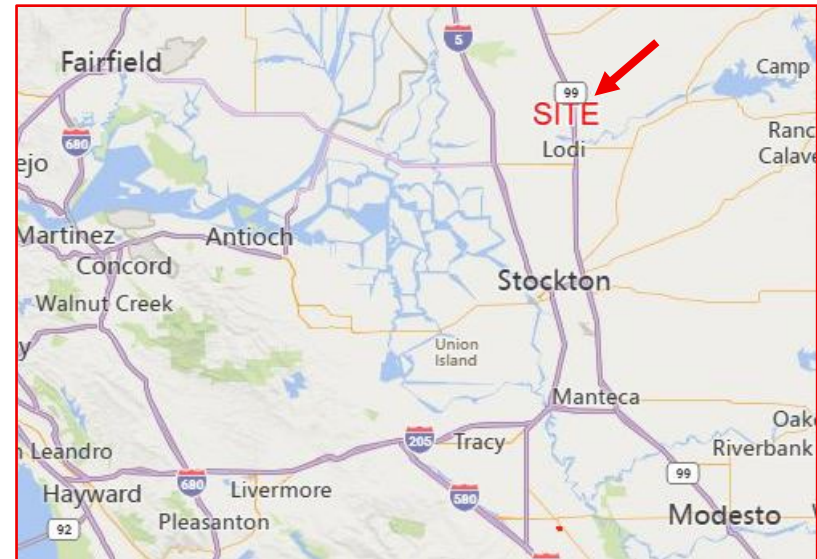
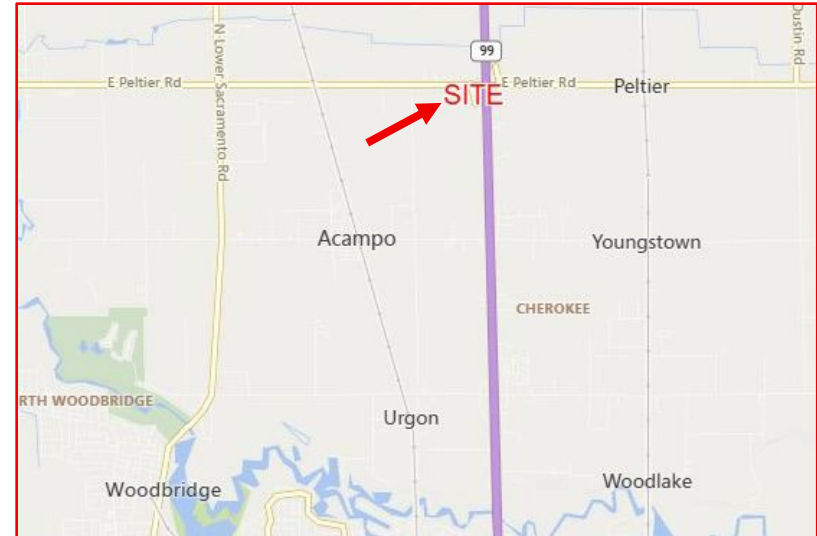
OFFICE – SECOND FLOOR



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