AVAILABLE FOR SUBLEASE



LEASE EXPIRATION: 3/31/28

AVAILABLE NOW ±10.52 ACRE YARD ±10,800 SF SHOP ±1,800 SF COVERED STORAGE AREA ±9,000 SF OFFICE SPACE

161 TRANSPORTATION CT

FRENCH CAMP CALIFORNIA

STEVE DUNN

10.52

ACRES

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PROPERTY HIGHLIGHTS

±10.52 Acre Yard

- Fully Fenced, Lit & Secure w/ Cameras & Automated Gates
- Multiple Access Points for Divisibility or Separate Functions
- Site is Comprised Mostly Compacted Rock and Pavement

±10,800 SF Shop/Warehouse

- ±120' X ±90' Clear span inside with no posts/columns CH ±16' to ±18'
- 8 Each ±16' X ±16' Roll Up Doors with Electric Openers (4 on each side for drive thru)
- 1 Each ±12' X ±16' Roll Up Door with Electric Openers
- Space Heaters, Air Compressor with Hose Lines

±1,800 SF Covered Storage Area

- ±20' X ±90' Clear span inside with no posts/columns
- Concrete Floor with Ceiling Lights
- Adjacent to the Shop Building (former wash rack area)

±9,000 SF Office/Training/Drivers Rest Area

- 2 Story ±4,500 SF per Floor (±50' X ±90')
- Men's & Women's Restrooms on both floors
- 3 Shower/Locker Rooms on the 2nd Floor
- Two (2) exterior stairways and One (1) interior stairway for Multiple Entrance Locations
- Multiple Private Offices and Large Open Spaces for Bull Pen Cubicles and other Uses on each floor
- Breakroom located on each floor

Fuel Station and Wash Down Area

• Currently Non Operational, but could be permitted and updated for Use.

Sublease Term through 3/31/28 - Longer Lease Term is possible

Lease Rate: Contact Broker

• Will consider multiple sub-tenants & requirements



PROPERTY IMAGES



PROPERTY IMAGES



FLOOR PLANS

1ST FLOOR



2ND FLOOR



SURROUNDING TENANTS







CONTACT

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