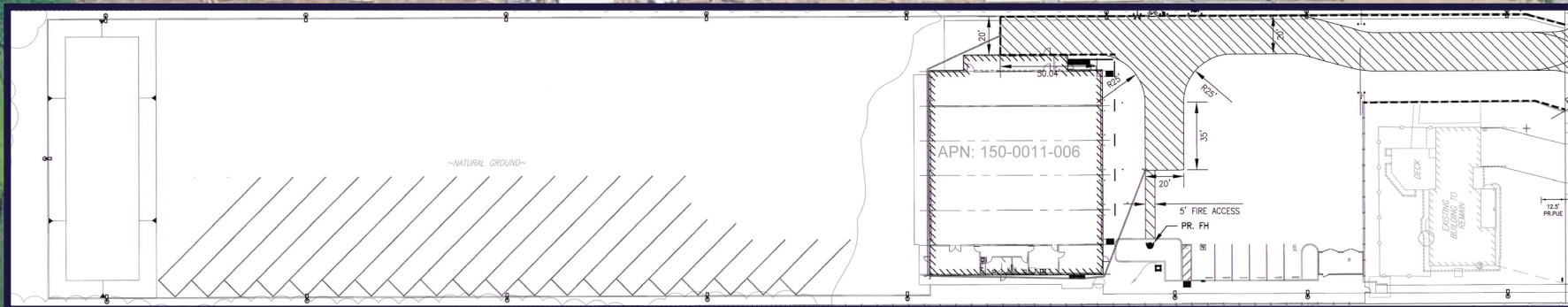


Rare Opportunity: Prime Development with Exceptional Visibility
Under Construction – Estimated Completion Date Q4 2025



FOR SALE OR LEASE

10351 LIVE OAK AVE

GALT, CA 95632

FOR MORE INFORMATION, CONTACT:

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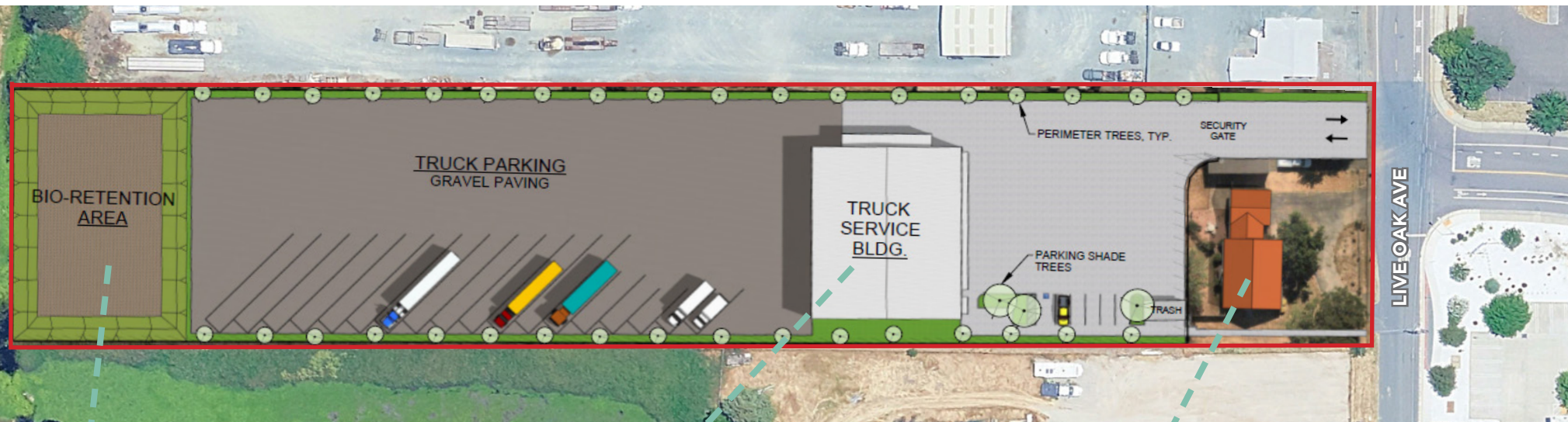


10351 LIVE OAK AVE

Galt, CA 95632

SITE PLAN

Unlock the potential of this hard-to-find property, featuring an under construction $\pm 10,000$ SF service building on approximately 3 acres—scheduled for completion in Q4 2025. The site currently includes a $\pm 1,644$ SF existing structure, offering immediate utility with long-term growth on the horizon. Boasting excellent street frontage and versatile zoning, this is a standout opportunity for owner-users or businesses seeking a high-profile location. Perfectly suited for a wide range of uses, this property combines visibility, scalability, and flexibility—all in one dynamic location. Current zoning is Light Industrial with entitlements from City of Galt for Truck Repair, Truck Wash and Truck Parking.



ICON

BIO RETENTION AREA
 $\pm 9,375$ SF

ICON

U/C SERVICE BUILDING
 $\pm 10,000$ SF

ICON

EXISTING BUILDING
 $\pm 1,644$ SF HOUSE
INCLUDED IN THE SALE
OF THE PROPERTY

ICON

APN
150-0011-099

ICON

PARCEL SIZE
 ± 3 ACRES

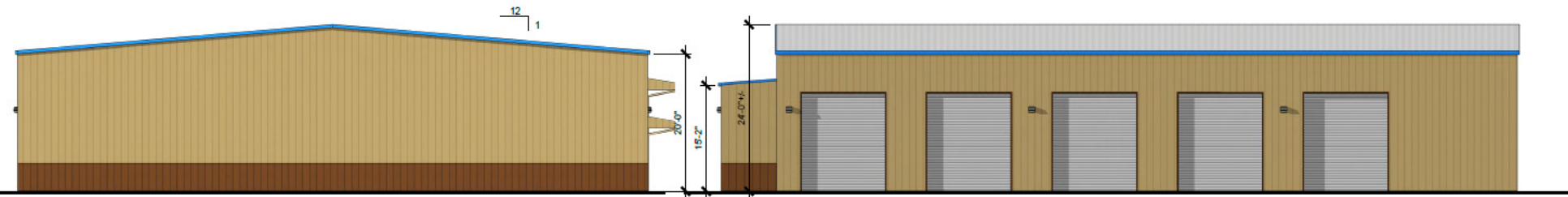
ICON

SALE PRICE
CONTACT BROKER

10351 LIVE OAK AVE
Galt, CA 95632

CONSTRUCTION
RENDERINGS

BLDG SIZE	CLEAR HEIGHT	LOADING DOORS	POWER	SPRINKLERS
±9,964 SF	24'	10 - 12x14 doors drive through capability	400 amps 277/480 Volt 3-phase	Yes

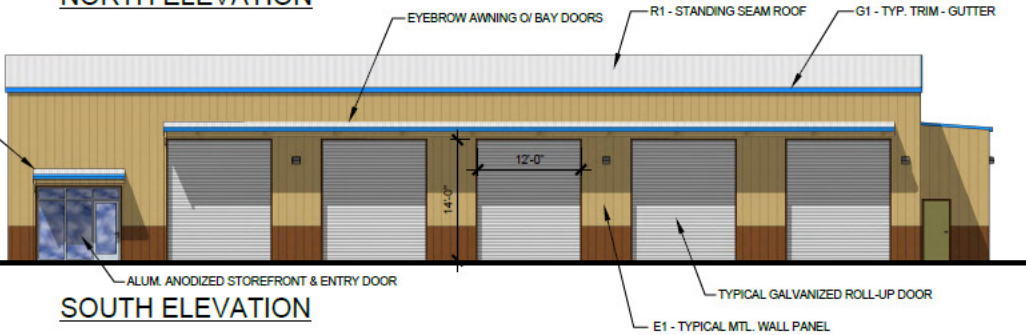


WEST ELEVATION

NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



PERSPECTIVE VIEW LOOKING NW

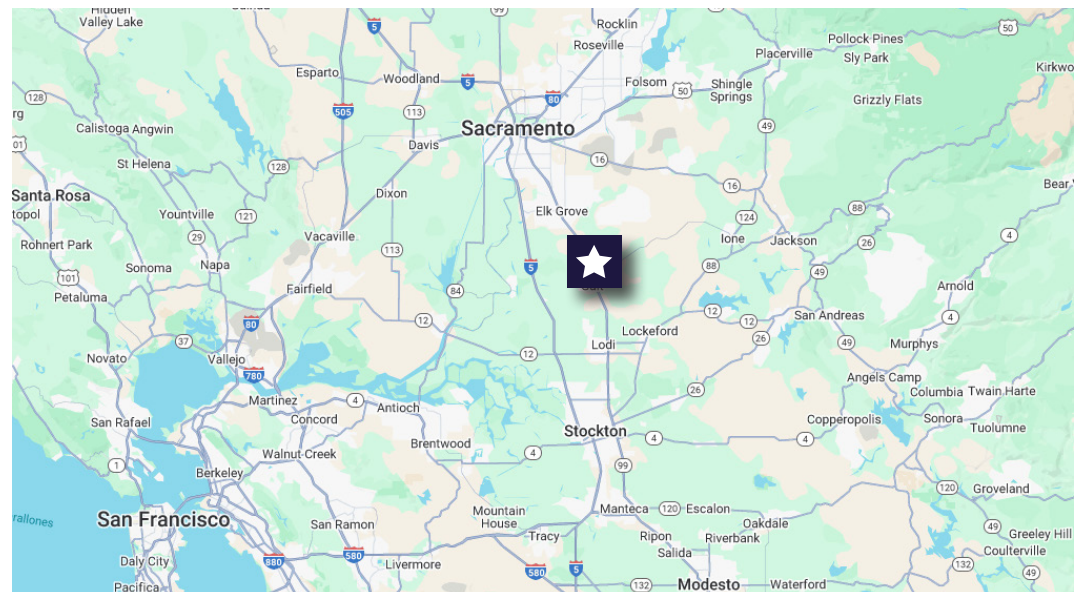
10351 LIVE OAK AVE
Galt, CA 95632



MARKET HIGHLIGHTS

Positioned along the Highway 99 corridor, Galt offers a strategic location for industrial users seeking efficient access to Sacramento, Stockton, and the greater Central Valley. With competitive land costs, a growing labor pool, and proximity to major transportation routes, Galt is ideal for warehousing, distribution, and light manufacturing operations. The city supports industrial growth with a streamlined permitting process and infrastructure investments, making it an attractive destination for occupiers and investors alike.

SITE MAP





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