



PUBLISHED RESERVE: \$425,000

LAST ASKING: \$599,000

SIZE: 28,017± Square Foot Industrial Building on 10.3± Acres

ZONING: C-S and O-1

PROPERTY INSPECTION DATES and TIMES:

Tuesday, April 16	11:00 a.m. to 1:00 p.m.
Wednesday, May 15	11:00 a.m. to 1:00 p.m.
Friday, June 21	11:00 a.m. to 1:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: This 28,017± square foot light industrial building is located in unincorporated Jamestown, which lies on State Highway 108, approximately ten miles south of the city of Sonora. The building was built approximately seven years ago and was constructed to run a business that refurbished computer equipment. It is vacant. The irregular-shape parcel of 10.3± acres has approximately 677 feet of frontage along Highway 108 and 605 feet of frontage along O'Byrnes Ferry Road, which provides access to the property and opportunity to develop additional buildings on the property. Highway 108 is the main arterial from the central Joaquin Valley to Sonora.

The property improvements consist of 6,137± square feet of finished and unfinished office space located on two levels, and 21,880± square feet of production space. The first floor office space has a main lobby, two restrooms, offices, break room, and kitchen area. The second floor is divided into four office spaces, lobby, small kitchen and bathroom. The production area is 21,880± square feet, of which 17,500± square feet is warehouse/storage and shipping/receiving, with the balance a service and cleaning area, with work stations. The ceiling height is fifteen feet at the lowest point and seventeen feet at the highest.