



37 1/2 W. 10th St.
Tracy, CA 95376
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KING'S CROWN Agriculture Processing Facility

Offered For Sale

Stockton, CA

- Location:** At the corner of Clifton Court Rd. and Tracy Blvd.
- Address:** 11605 Clifton Court Rd., Stockton.
- Size of Property:** 20 assessed acres in two parcels.
- Transportation Access:** Nearby to Highway 4, Interstate 5 and Interstate 205. Good roads in all 4 directions.
- Building Improvements:**
 - Main Packing Shed:** +/- 25,000 sq. ft. with a hydrocooler and packing equipment.
 - Office (Attached to packing shed),** +/-3,600 sq.ft.
 - Secondary Packing Shed or warehouse:** +/-16,000 sq. ft.
 - Refrigerator Shed:** +/-3,250 Sq. ft.
 - Shop:** +/-4,875 sq. ft.
 - Mobile Home:** +/- 1056 sq. ft.
- Other Improvements:**
 - Scale**
 - Large paved parking areas.**
 - Loading Docks**
 - Perimeter fencing**
 - Bathrooms**
 - 4 wells**
 - Fire suppression**

Current Zoning: AG-80

General Plan: Agriculture General

This facility is well improved, modern and is superbly maintained, and is well suited for a variety of uses provided the use meets the criteria for the county zoning standards.

List Price: REDUCED TO: \$2,500,000

Terms: Cash preferred, Seller financing is a possibility.

Listing Broker: Gary Reeve, (209) 484-7012
#00875626

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