



18846 N Hwy. 99

SECTION 1
±7.13 ACRES

A

SECTION 2
±5.06 ACRES

SECTION 4
±7.33 ACRES

SECTION 3
±6.90 ACRES

B

C

72,861 VPD



UP TO 4 NEW PARCELS | WAREHOUSE/INDUSTRIAL YARD | 26.38 ACRES | ±34,000 BUILDING SF

FOR SALE/LEASE

18846 *N HIGHWAY 99*
ACAMPO, CA 95220

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FOR SALE/LEASE

18846 N Highway 99 | Acampo, California 95220

Contact broker for tour access and property information.

Former food processing facility/yard on 26.38 acres fronting CA Highway 99 in Acampo, California.

Prime sale and lease opportunities for warehouse space, industrial yard storage, and development opportunities in close proximity to Central Valley cities along the Highway 99 corridor.

PROPERTY INFORMATION

Sale/Lease Price: Contact Broker

APN: 017-090-510

Total Parcel Size: 26.38 Acres
(divided into sections)

Total Building Size: ±34,000 SF
(multiple structures)

Zoning: A-1 (San Joaquin Co.)
Industrial w/Ag-Related
Business
(New Zoning in 2022)

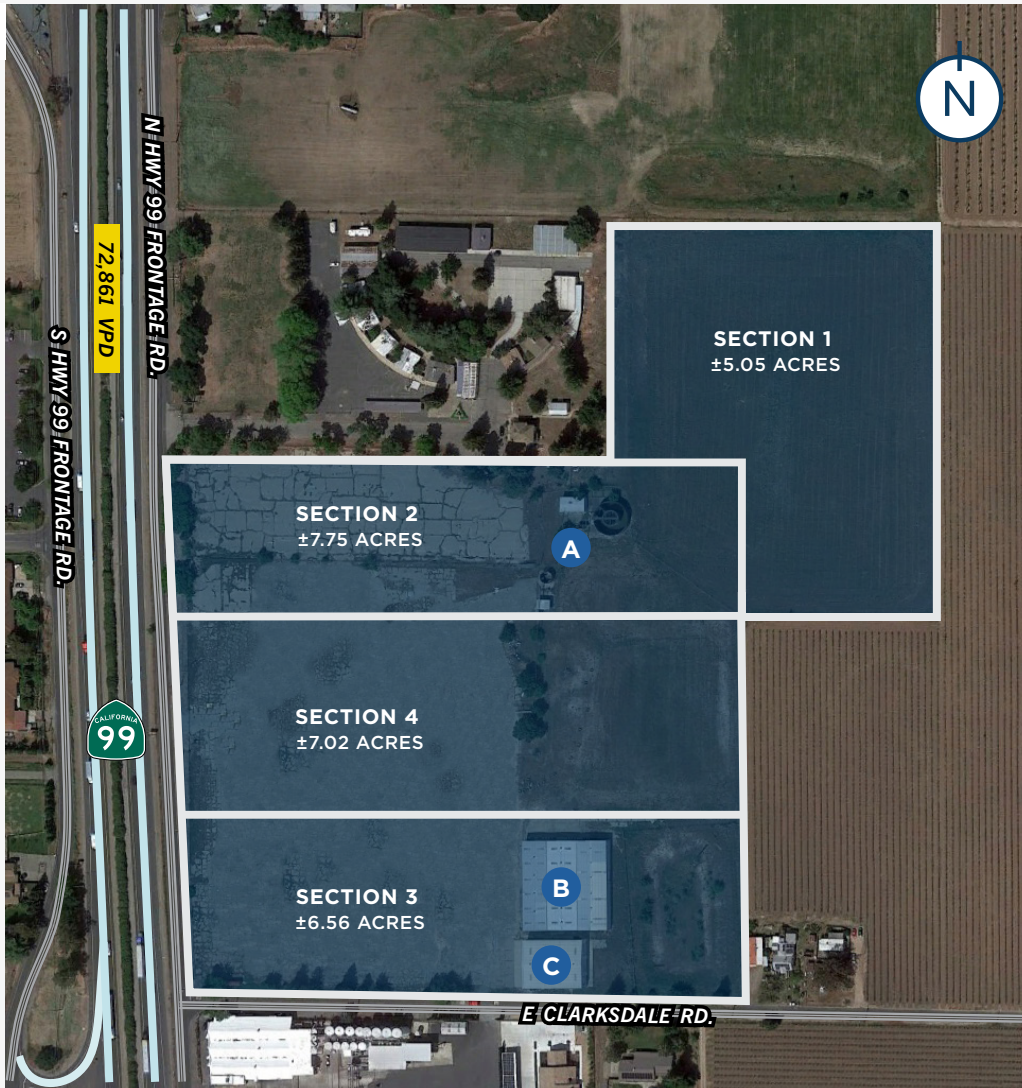


PROPERTY HIGHLIGHTS

- Current owner in the process of completing demolition of the old concrete building in section 4 - plans to crush material and use rock for on-site improvements
- Current owner has application with PG&E to improve current electricity
- Subject property divided into four (4) sections/parcels - proposed layout can be changed
- Approximately 900' of freeway footage
- Buildings with improved land, as well as raw, unimproved land
- Perimeter fencing surrounding the property
- Site accessible from Woodbridge Road exit and Hwy 99 Frontage Road (exit 2678B)
- Metal building structures ±34,000 SF in good condition
- 3" gas line to the property electricity to buildings; water well; on-site storm basin retention with septic for sewer
- I-W zoning possible per San Joaquin County
- Two (2) parcels approved by San Joaquin County for 60 trailers + 60 tractors each (120 total); But more is possible

FOR SALE/LEASE

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Parcel Option #2

Section 1 - ±5.05 Acres (±400' x ±555')

- Buildings: No Buildings
- Raw, undeveloped land - optimal for truck/trailer yard or storage.
 - Potential for future building or land development
 - Access road to be provided to Section 1 - location to be determined

Section 2 - ±7.75 Acres (±260' x ±1,270')

- Buildings: Building A: ±5000 SF (Metal)
- Mostly paved/compacted yard
 - Potential for truck/trailer yard, storage, or future building/land development

Section 3 - ±6.56 Acres (±300' x ±900')

- Buildings: Building B: ±21,000 SF (Metal) Building C: ±8,000 SF (Metal)
- Metal construction buildings in good condition
 - Paved/compacted rock yard area
 - Storm drainage basin
 - Potential for truck/trailer yard, storage, or future building/land development

Section 4 - ±7.33 Acres

- Buildings: No Buildings (Demolished Began February 2024)
- Partially paved/compacted rock yard area
 - Septic system on site
 - Yard storage or future building/land development

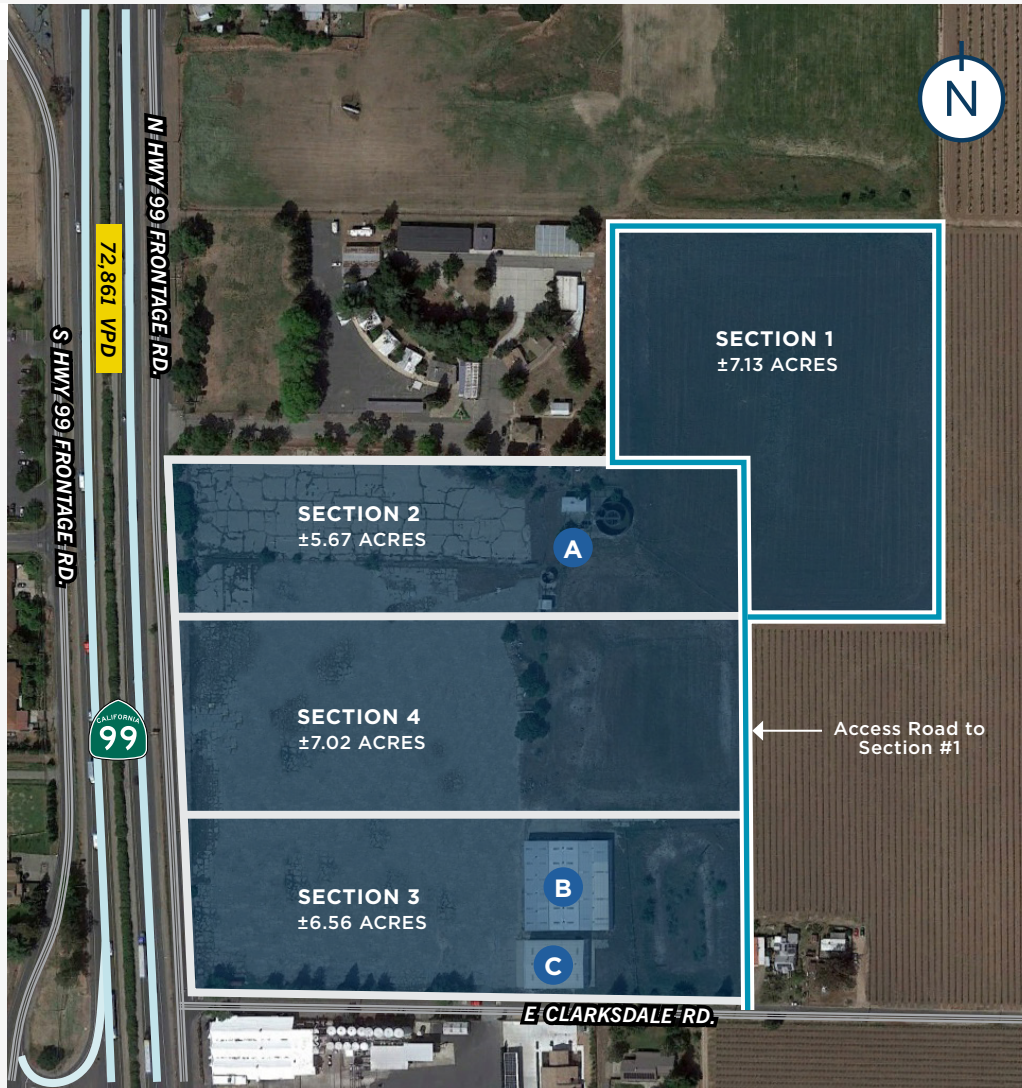
Parcel plan can be revised for other layout options (Contact broker for details)

PROPERTY

Site Information

FOR SALE/LEASE

18846 N Highway 99 | Acampo, California 95220



Parcel Option #1A
Section 1 - ±7.13 Acres (±400' x ±555')
Buildings: No Buildings
<ul style="list-style-type: none">Raw, undeveloped land - optimal for truck/trailer yard or storage.Potential for future building or land developmentAccess road to be provided to Section 1 - location to be determined
Section 2 - ±7.75 Acres (±260' x ±1,270')
Buildings: Building A: ±5000 SF (Metal)
<ul style="list-style-type: none">Mostly paved/compacted yardPotential for truck/trailer yard, storage, or future building/land development
Section 3 - ±6.56 Acres (±300' x ±900')
Buildings: Building B: ±21,000 SF (Metal) Building C: ±8,000 SF (Metal)
<ul style="list-style-type: none">Metal construction buildings in good conditionPaved/compacted rock yard areaStorm drainage basinPotential for truck/trailer yard, storage, or future building/land development
Section 4 - ±7.33 Acres
Buildings: No Buildings (Demolished Began February 2024)
<ul style="list-style-type: none">Partially paved/compacted rock yard areaSeptic system on siteYard storage or future building/land development

Parcel plan can be revised for other layout options (Contact broker for details)

PROPERTY

Site Information



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Exclusively Listed By:

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