



+/-35,273 Square Foot Warehouse with Freezer on +/-1.8 Acres

1931 Rockefeller Drive

Ceres, CA 95307 | Ceres Business Park

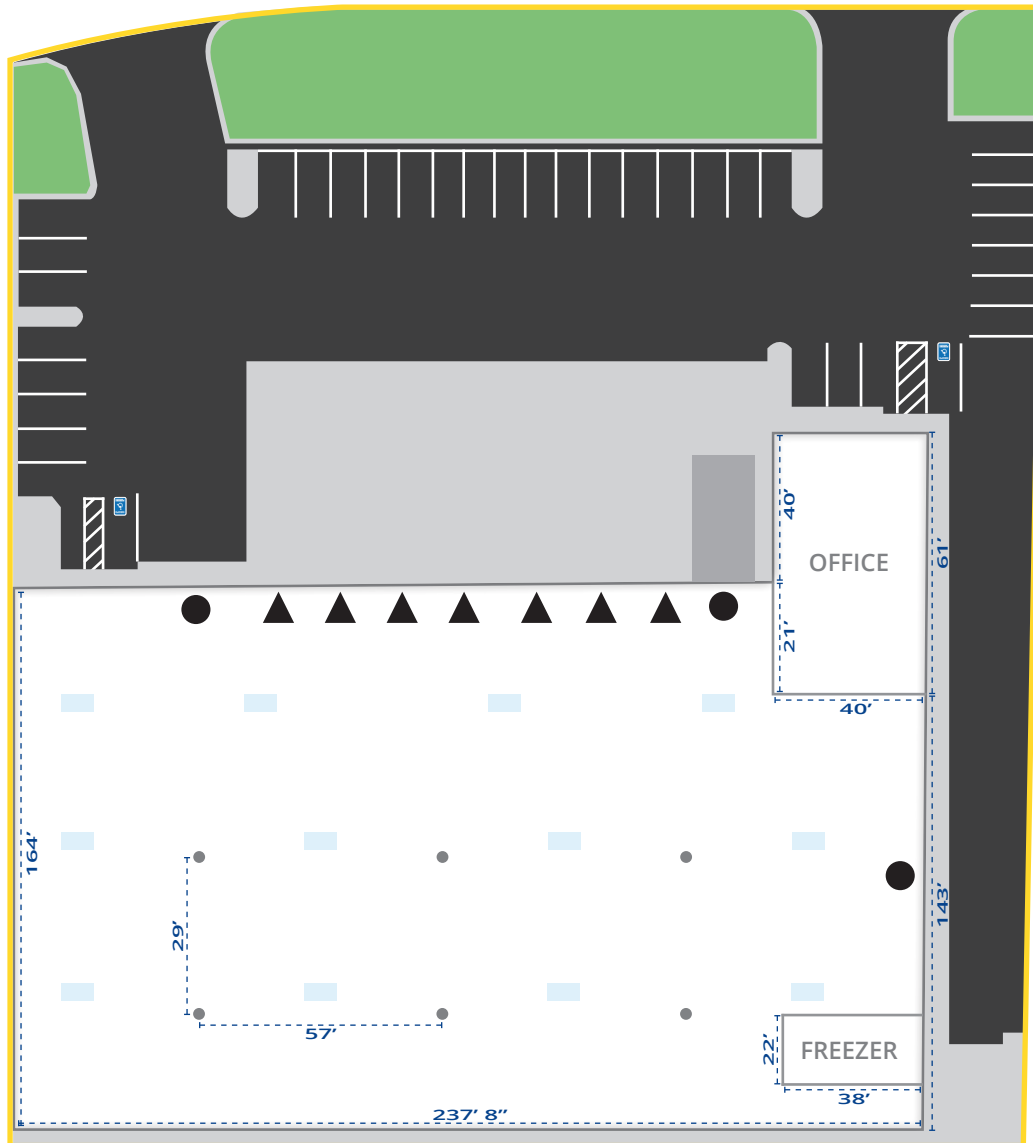
Property Specifications:

Property Address	1931 Rockefeller Drive Ceres, California 95307
County / APN	Stanislaus County / 040-088-011
Building Size	±35,273 SF
Freezer Size	±836 SF (22' x 38')
Land Area	±1.8 acres
Office	±2,440 SF <ul style="list-style-type: none">• 7 private offices• 2 restrooms• shower• conference room• break room• reception area
Loading	Dock High Loading <ul style="list-style-type: none">• 7 dock doors• 8' x 10'• Edge of dock levelers Grade Level Loading <ul style="list-style-type: none">• 3 grade level doors• 12' x 14'
Auto Parking	35 stalls
Min. Clear Height	±28'
Indicated Power	800 amps, 277/480V, 3-phase
Fire Suppression	ESFR
Column Spacing	29' x 57', typ.
Truck Court	±116'
Skylights	Yes
Lighting	Metal halide
Zoning	M-2, General Industrial (City of Ceres)
Fully fenced	
Two entrance points	
Concrete tilt-up construction	
Immediate access to Hwy 99	
via Hatch Road - ±1.15 miles	
via Whitmore Avenue - ±0.9 miles	



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LEGEND

▲ Dock Door

● Grade Level Door

■ Skylight

● Column

LOCATION IN RELATION TO HWY 99

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