

## Light Industrial in City Limits

**Size:** Approximately 9.78 acres, subject to a property survey.

**Location:** The address is 15555 Baldwin Road, Patterson, CA in Stanislaus County. It is on the west side of Baldwin Road, north of Sperry Ave., directly in the path of development.

**Improvements:** There is a 3,800 square foot home built in 1982, with 3 bedrooms, plus an 800 square foot guest home, two storage sheds measure approximately 1,500 square feet. in size.

**Water:** The buildings are serviced by a domestic well. The property is in the West Stanislaus Irrigation District.

**Zoning:** The property is in the City Limits of Patterson and is currently zoned light industrial. Call the City of Patterson Planning department for allowable uses. Their phone number is (209) 895-8020.

**Price:** \$1,600,000

