

Light Industrial in City Limits

Size: Approximately 9.571 acres

Location: The address is 15555 Baldwin Road, Patterson, California in Stanislaus County. It is located about 20 miles south west of Modesto and about 85 miles south east of San Francisco. The assessor's parcel number is 021-026-025 in Stanislaus County.

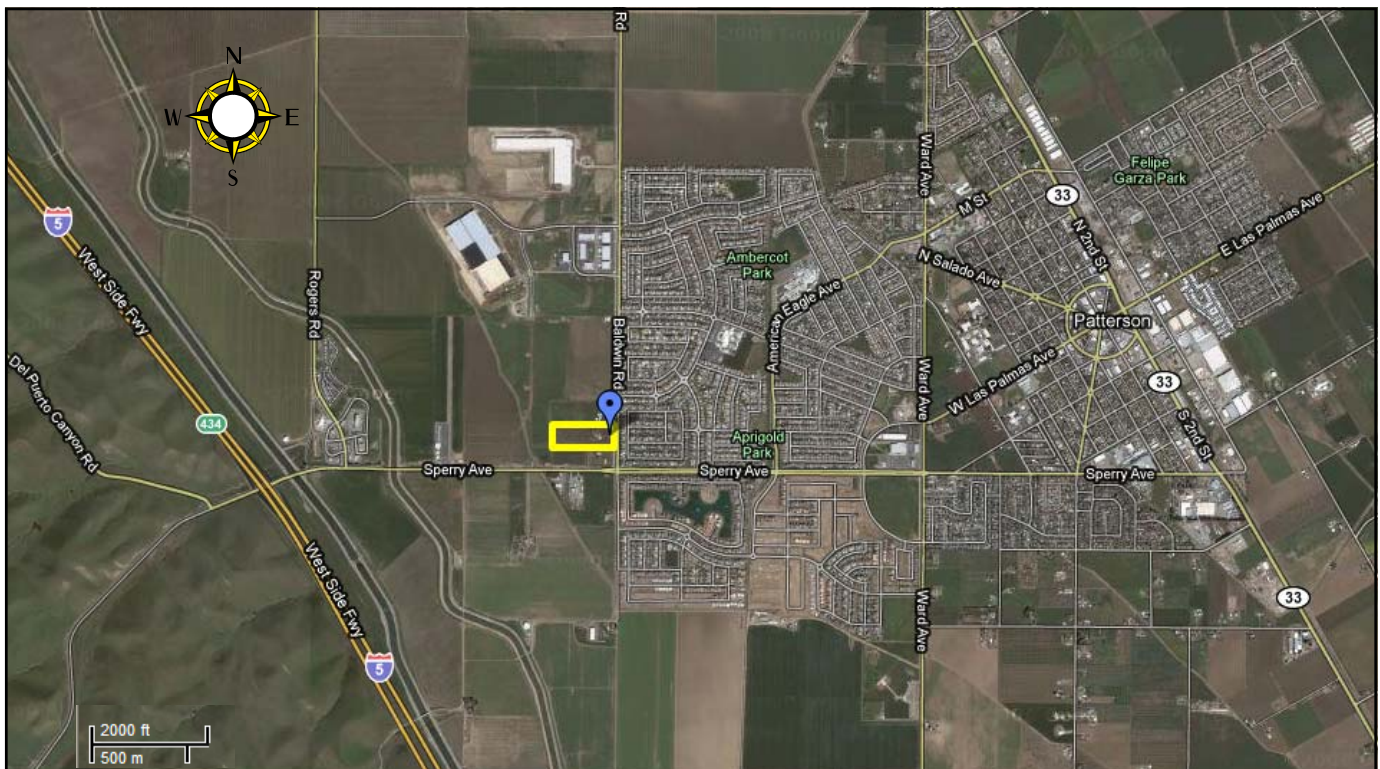
Improvements: The main home has 2,568 square feet and was built in 1982. An 800 square foot guest home as well as two storage sheds measuring approximately 1,500 square feet in size each also accompany the main dwelling.

Water: The buildings are serviced by a domestic well.

Zoning: The property is in the City Limits of Patterson and is currently zoned west Patterson industrial business park. For additional information about allowable uses, call the planning department at the City of Patterson. Their phone number is (209) 895-8020.

Williamson Act: The property owner filed for a notice of non-renewal in 2005.

Price: \$800,000



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