

5412 PIRRONE ROAD, SALIDA, CA



WAREHOUSE FOR LEASE

- SIZE:** 1,250+/- square feet.
- ZONING:** P-D (258) Stanislaus County. Business park has a variety of uses within the park – including warehouse and retail.
- LOCATION:** Located in Western Business Park on east side of Pirrone Road north of Kiernan Ave. and south of Hammett Road. Pirrone Road runs parallel to SR 99 freeway. Easy access to and from freeway via Hammett Road, literally 2 minutes away. Western Business Park is visible from freeway for easy identification of location.
- FEATURES:** Presently configured as a warehouse with a small office and a restroom. Glass front on office. 12' x 14' roll-up door for easy access to warehouse space. Skylights provide excellent lighting during daylight hours.
- Office has HVAC.
- Convenient parking in the business park parking lot.
- PRICE:** \$.45 per square foot per month gross. Tenant pays own utilities that are separately metered to the space.



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