

51.73 Acres Industrial Development Site For Sale

# Industrial Way, Newman, CA

\$6,950,000 (\$3.08/SF)

← To , 5 miles on W. Stuhr Rd.



**SUBJECT  
PROPERTY**

To discuss your property or any commercial real estate needs please contact:

**DAVID QUINONEZ**

CalBRE Agent Lic. # 01853323

209.614.5653 | davidq@pmz.com

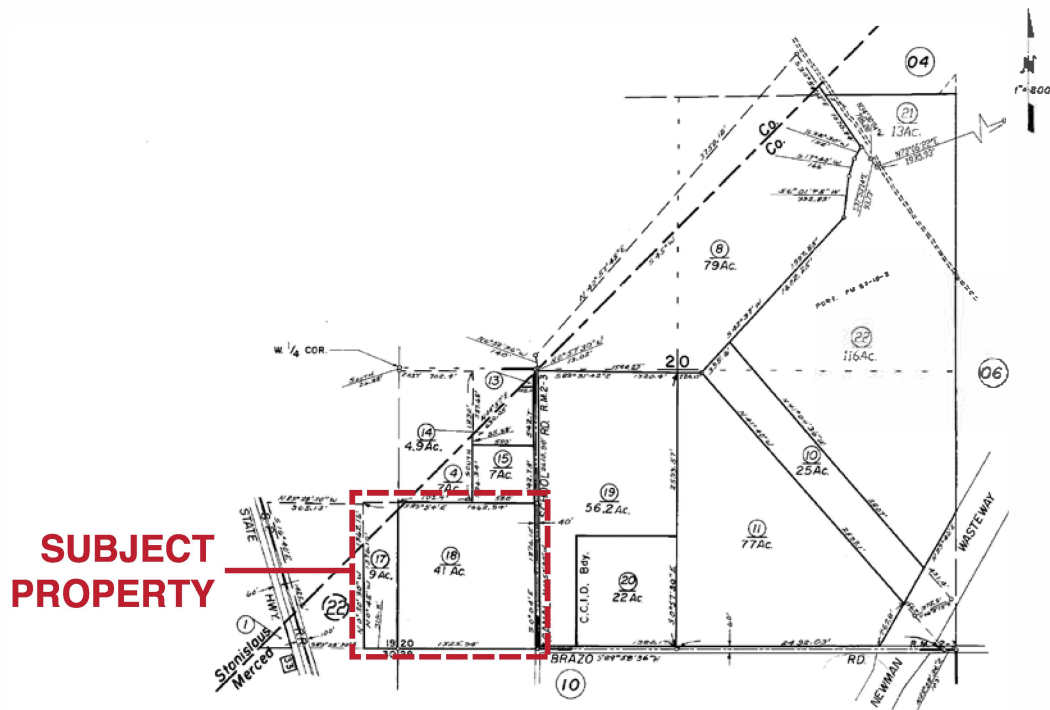
**JOSH BOWER**

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**PMZCommercial.com**

## Property Information



### Property Description

The site is located within the Newman Industrial Plaza in the City of Newman, CA. The property has frontage on Industrial Way to the West and Canal School Rd to the East. Some additional site improvements include City of Newman provided water, sewer, storm and drainage. The site's situated off interstate 5 and California State Highway 33 and is an ideal site for a large industrial manufacturing facility.

**APN Numbers:** 026-016-014; 054-050-017; 054-050-018

**Site Size:** ±51.73 Acres consisting of three (3) parcels

**Zoning:** I (Heavy Industrial)

**Electricity:** Pacific Gas and Electric

**Address:** Industrial Way, Newman, CA

**Water:** City of Newman

**Sewer:** City of Newman

**Storm:** City of Newman

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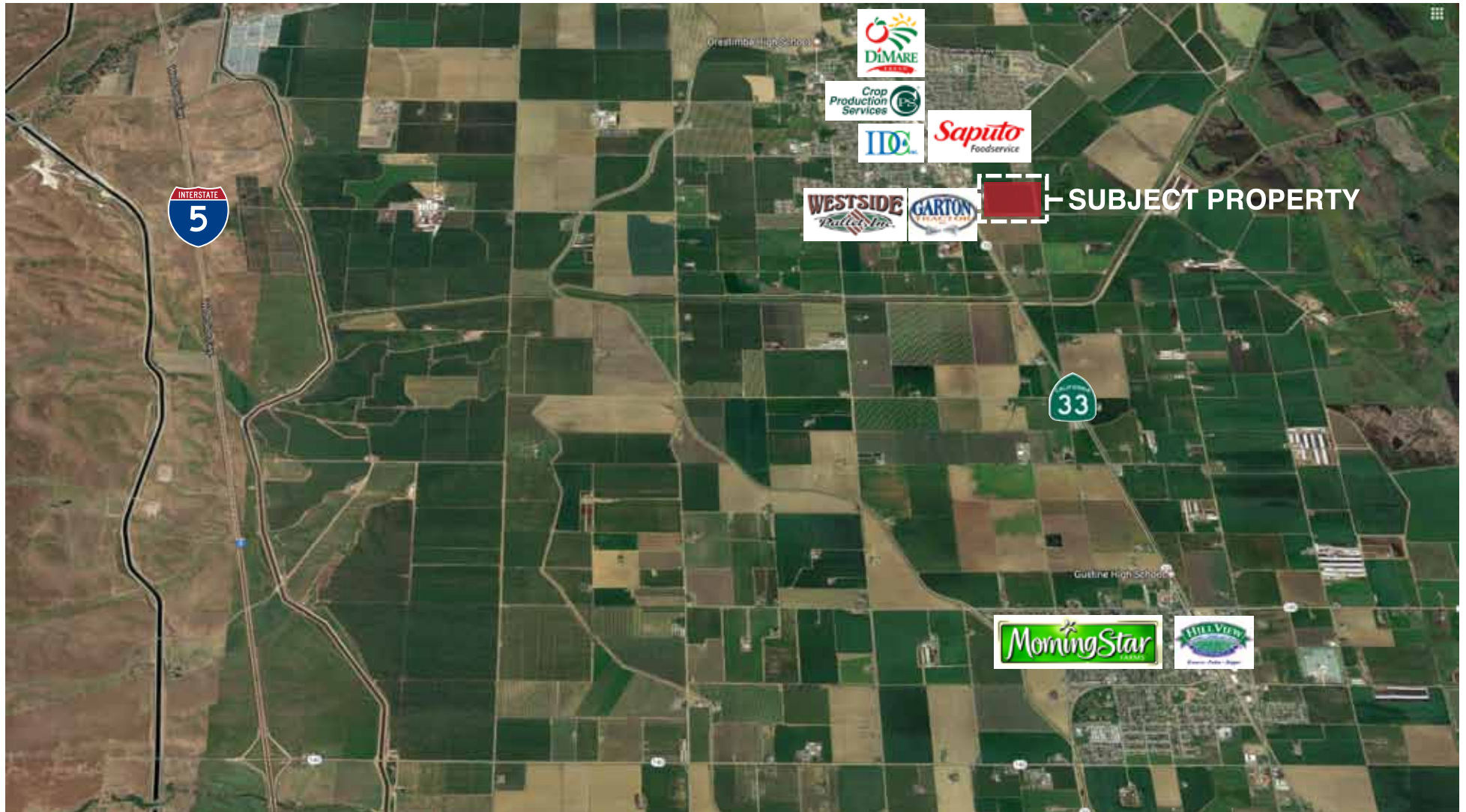
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## Comparable Businesses Nearby



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## City of Newman

The city of Newman is located minutes from Interstate 5 in California's Central Valley. The site is 60 miles Southeast of the Bay Area and located in what is now becoming a major distribution and manufacturing hub in Northern California.

Although agriculture continues to be a major industry, Newman and neighboring cities have become manufacturing centers for national and international corporations including Morning Star Farms, Saputo Inc, DiMare Fresh, and Crop Production Services. Newman is Centrally located and easily accessible to the ports of Stockton (57 miles), Oakland (93 miles), Sacramento (103 miles), and Long Beach (312 miles).

### West Coast Major Markets

Miles from Subject to Major Hubs

Stockton: 57 miles

Oakland: 93 miles

Sacramento: 103 miles

Reno: 234 miles

Las Vegas: 499 miles

Phoenix: 683 miles

Seattle: 851 miles

San Jose: 87 miles

San Francisco: 97 miles

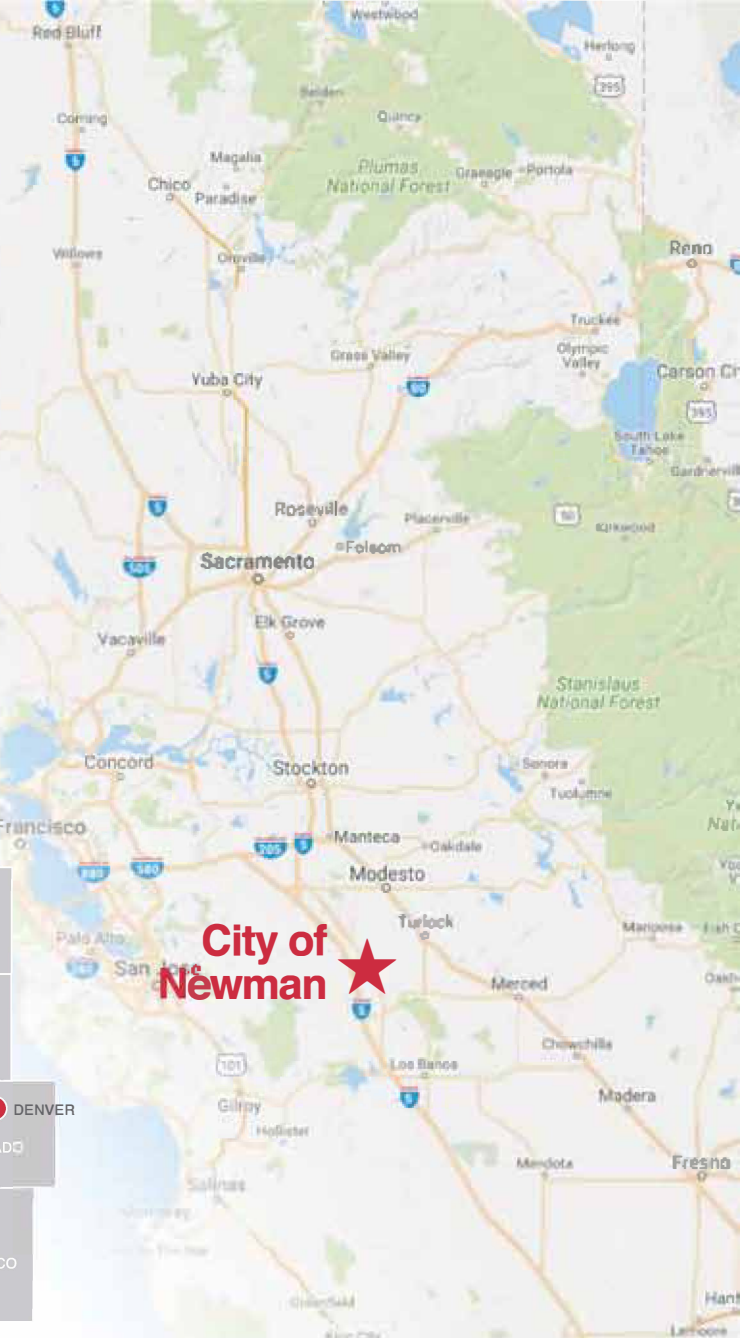
Fresno: 118 miles

Los Angeles: 311 miles

Portland: 678 miles

Salt Lake City: 750 miles

Denver: 1,283 miles



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