

FOR LEASE

8358 PEDRICK ROAD

SOLANO COUNTY, CA

- FEATURES:** Property is a 5.35 +/- acre parcel with a 11,400 +/- sq. ft. metal building with parts area, office and large vehicle service area and a 6,000 +/- sq. ft. storage building. Personal property, Goodyear Belts, Goodyear Hydraulic Hoses, Baldwin Filters and Nuts & Bolts, plus Lift may be available for additional cost from prior Tenant.
- LOCATION:** 8358 Pedrick Road, County of Solano, California.
- LEASE RATE:** \$5,500 NNN per/month "As Is".
- PARCEL SIZE:** 5.35 +/- acre APN: 111-100-180
- ZONING:** A-40 (Agricultural) with an LI (Limited Industrial) designation. Permitted uses would include agriculture services such as the storage or sales of products for commercial agriculture, agricultural processing and corporation yards for the storage and maintenance of agricultural equipment.



Chuck L. Krouse, Broker

COMMERCIAL REAL ESTATE SERVICES

125 North Lincoln, Suite J, Dixon, CA 95620
Phone: (707) 678-0500 Fax: (707) 678-0508
Email: chuckkrouse@sbcglobal.net

