

# 1700 Shelton



## LIGHT INDUSTRIAL BUILDING AND OFFICES

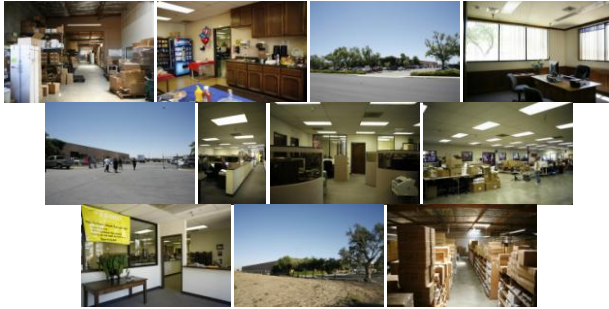
For SALE or LEASE

1700 Shelton Drive Hollister, CA 95023

[Google Map](#)

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- 40,200-SF Single-Story Concrete Building (built 1982)
- Sprinkler System with Alarm
- 600-amp electrical service
- Approximately 5,800 SF of Office Space
- 4,000-SF Air-Conditioned Production or Office Space
- 20-Foot Warehouse Ceilings
- 4.27-Acre Parcel Includes 1+ Acre For Future Expansion
- Parcel Is Fenced with Gate, Possible Division
- Broker Co-Op
- Net Lease at \$.50 SF Per Month
- For Sale @ \$3.2 Million with Terms to Strong Buyer
- Currently Leased until October 2007