

Subject property is located on Zerker Road in Shafter, just south of Lerdo Highway and Highway 99 on/off ramps. The property is parallel to Highway 99.

- Great freeway visibility
- Easy access to Highway 99
- Business friendly, City of Shafter
- Fully improved (water extension necessary)



PROPERTY INFORMATION

- **Size** 2.56 - 14.75 Acres
- **APN** 091-300-03 & 04
- **Zoning** Industrial, City of Shafter
- **Sales Price** \$5.00 PSF
- **Water** City of Shafter, 12" line
- **Sewer** City of Shafter
- **Electric** PG&E, 12 KVA overhead across from the property
- **Gas** PG&E, 3" HPM in Zerker Road across front of property

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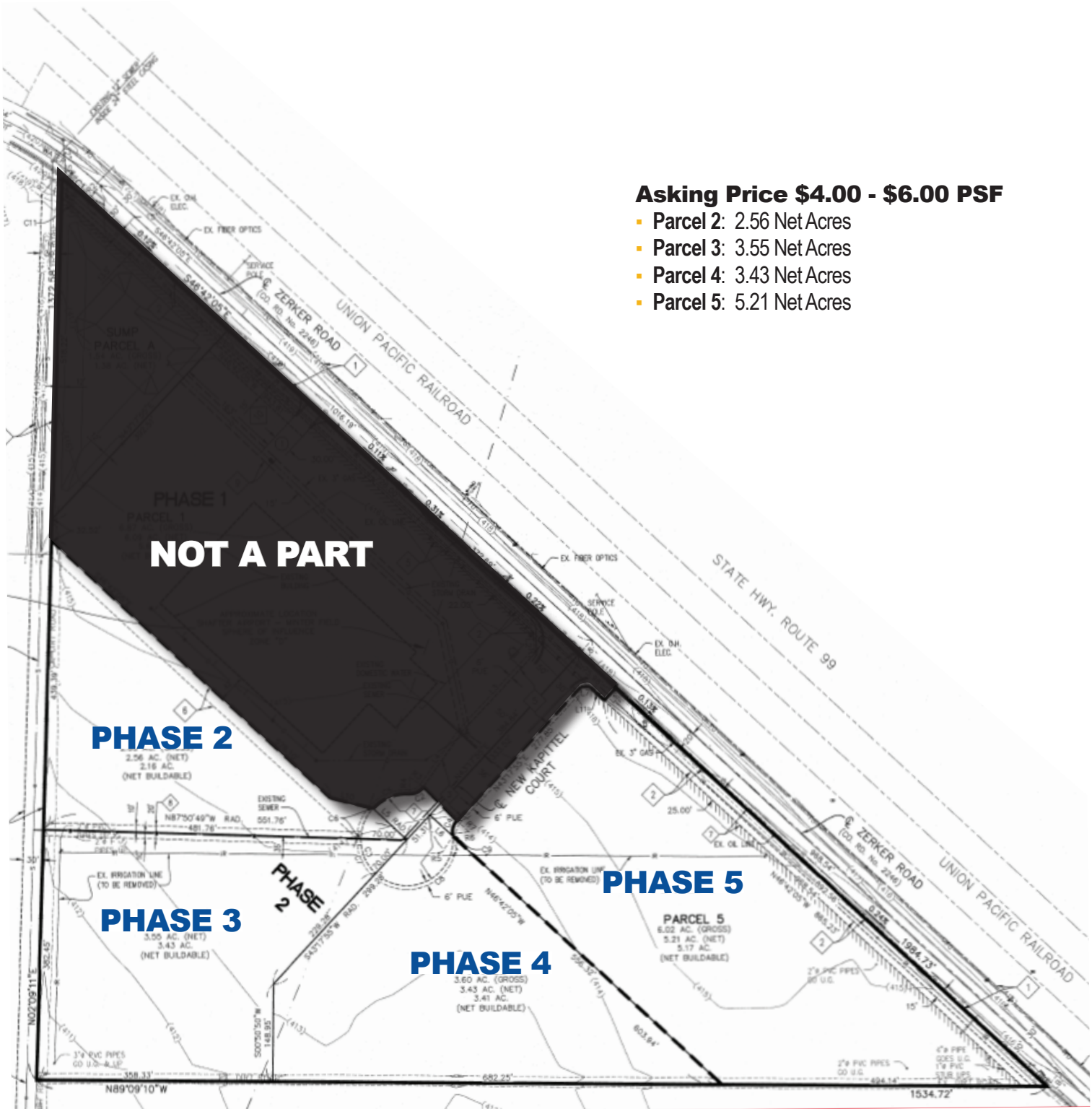
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Build-To-Suit For Sale

Zerker Road & Highway 99 • Shafter, Ca

Tentative Parcel Map



*Plans deemed to be accurate, but not guaranteed. Plan not to scale.

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