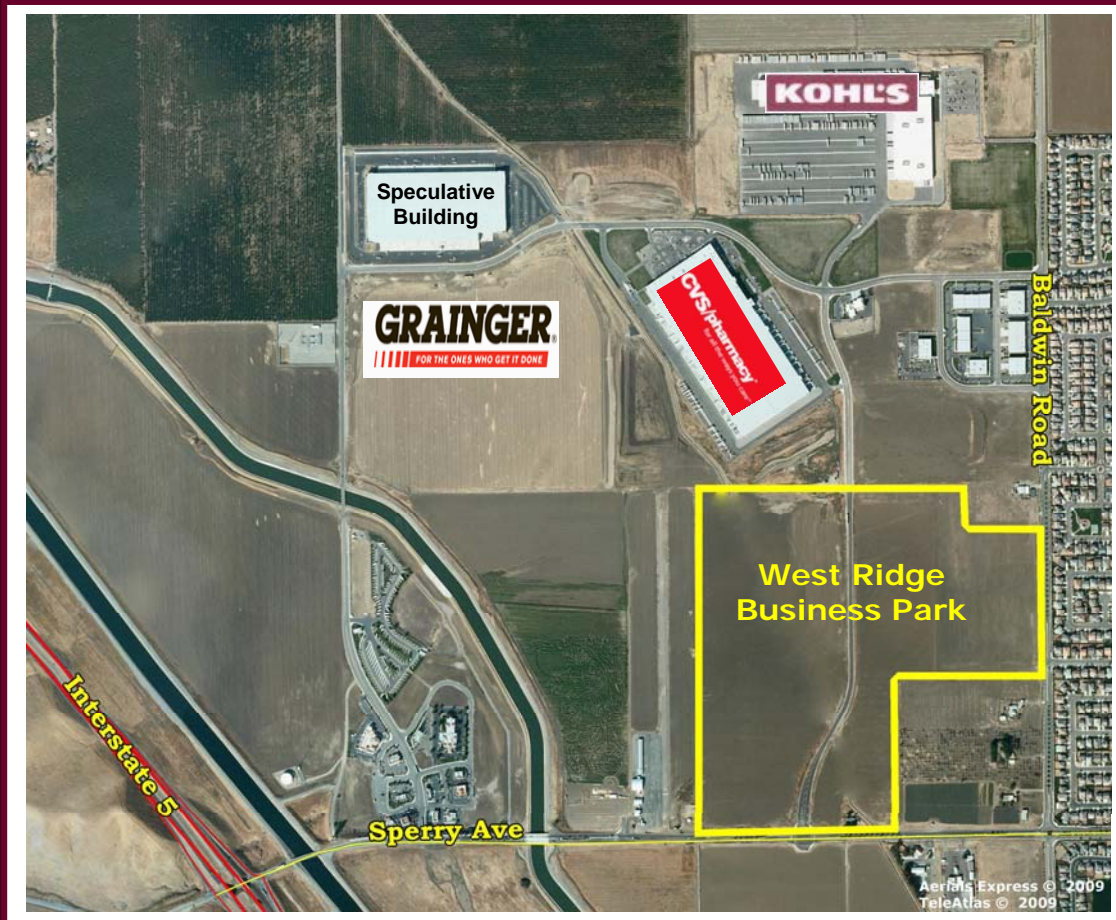


# West Ridge Business Park Patterson, California



## West Ridge Business Park

NEW 120± acre Master Planned Business Park ideally situated in the rapidly developing City of Patterson. It is located just 70 miles east of the Port of Oakland, 290 Miles north of Los Angeles and along California's primary transportation corridor, Interstate 5.

Patterson's logistical advantages, coupled with its attractive land and development costs played a major role in the recent selection of CVS Pharmacy 809,000±sf, Kohl's 400,700±sf and Grainger 820,000±sf to locate their regional distribution centers in Patterson.

### Contact:

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CA DRE # 00880761

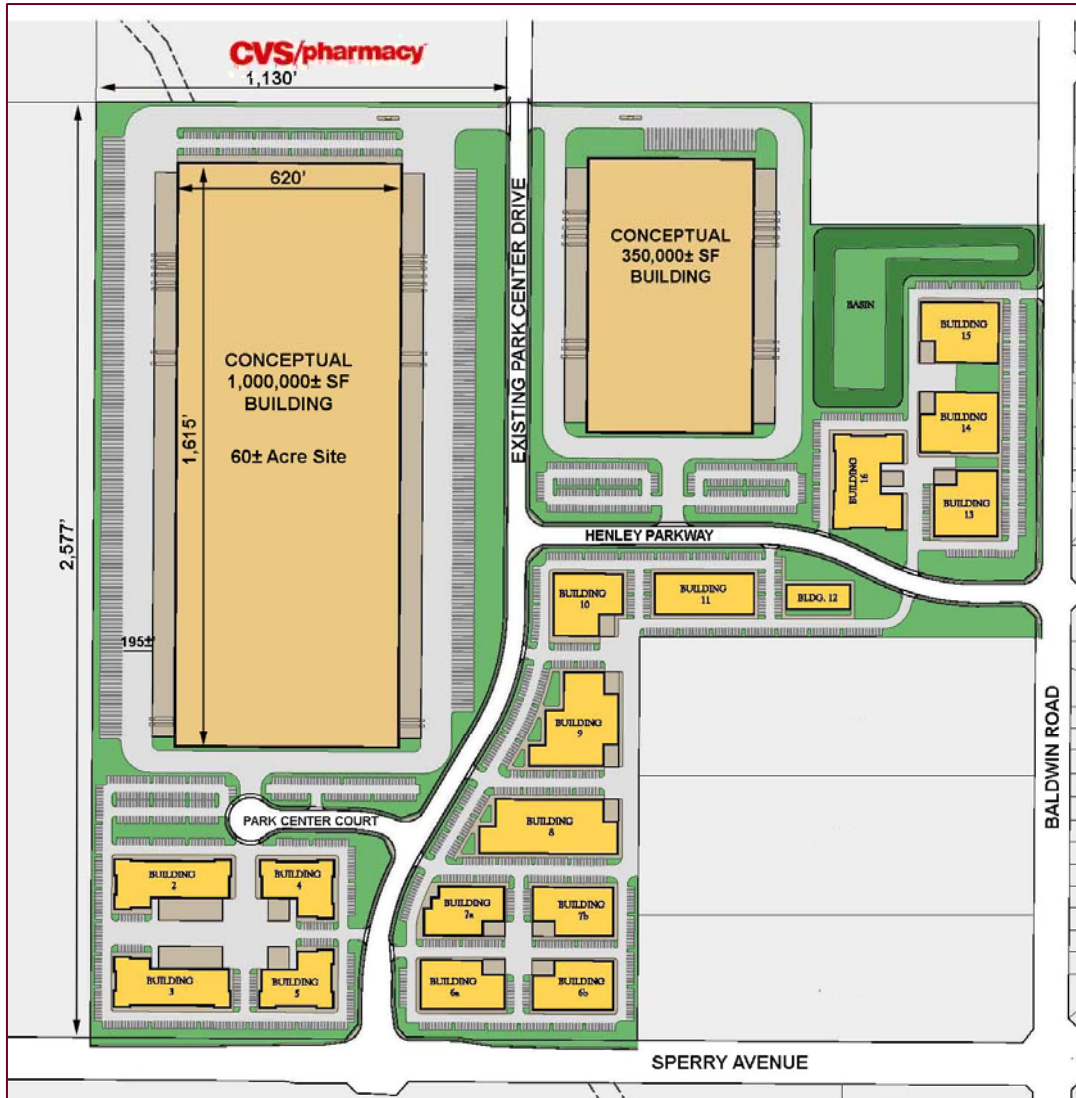
CA DRE # 00938704

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# West Ridge Business Park - Patterson, California



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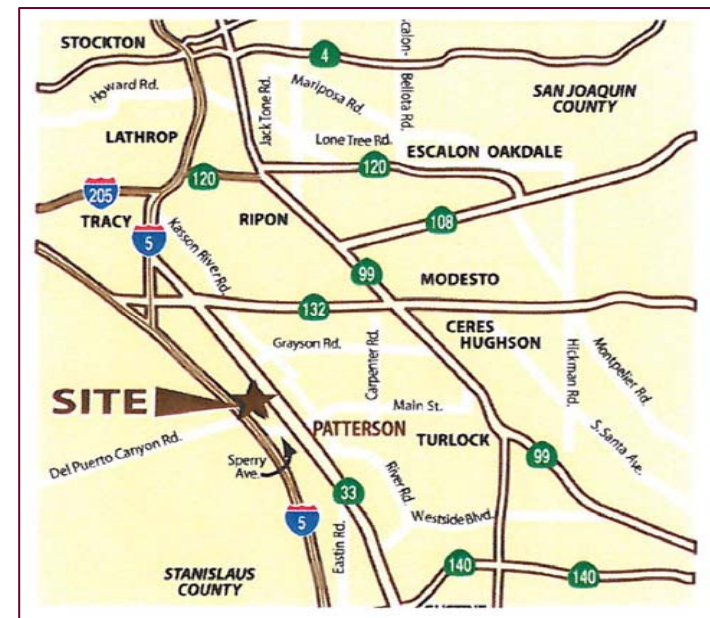
Mark J. Reckers, SIOR  
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**209-983-1111**

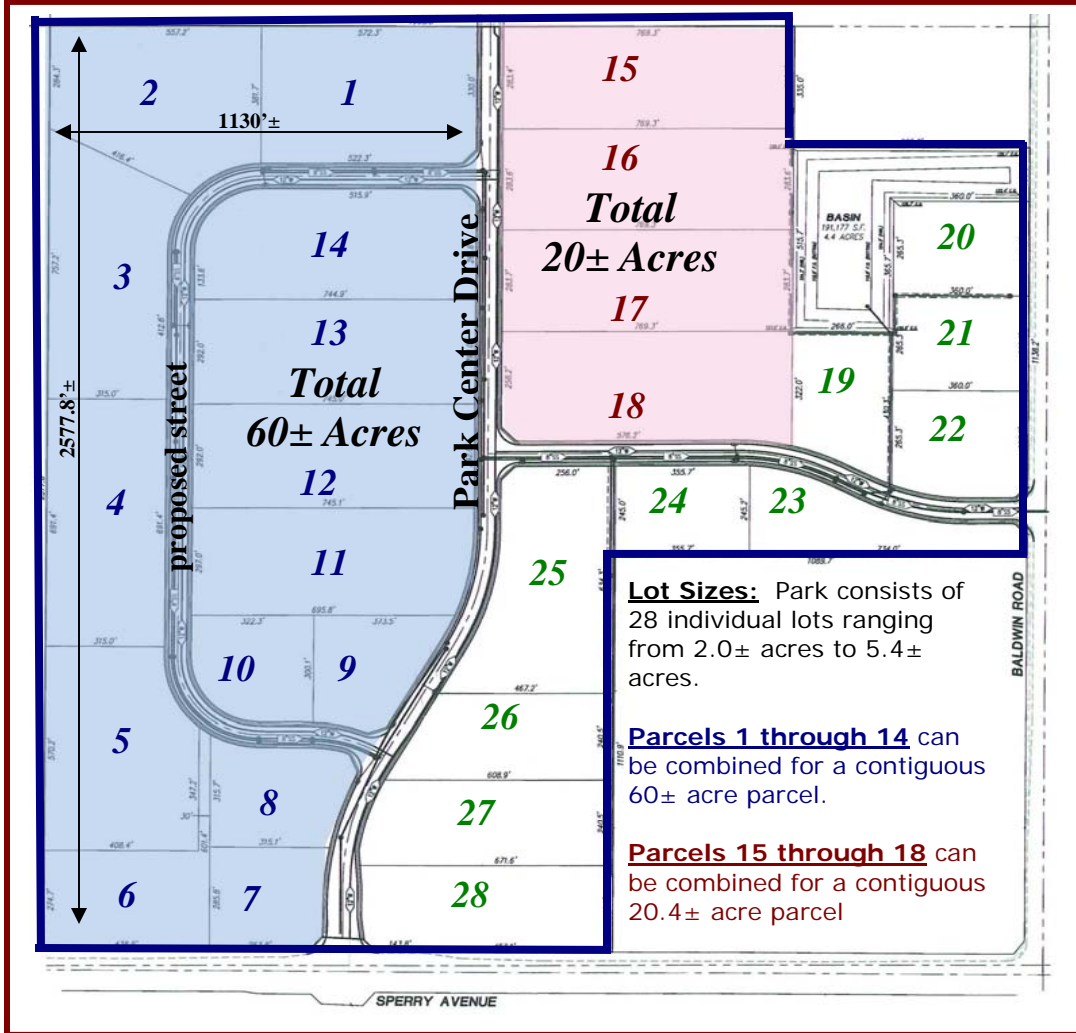
## Conceptual Building Layout

- Flexible building configuration up to 1,000,000±SF or larger
- Ideal site dimensions for cross-dock building
- Generous trailer parking areas
- Extremely attractive building permit fees
- Low priced electrical rates provided by Turlock Irrigation District (TID)
- 70± miles to Port of Oakland via less congested Interstate 580
- Master planned business park with corporate neighbors: Kohl's (400,700±sf) and CVS Pharmacy (809,000±sf), Grainger (820,000±sf)





# West Ridge Business Park - Patterson, California



## FEATURES

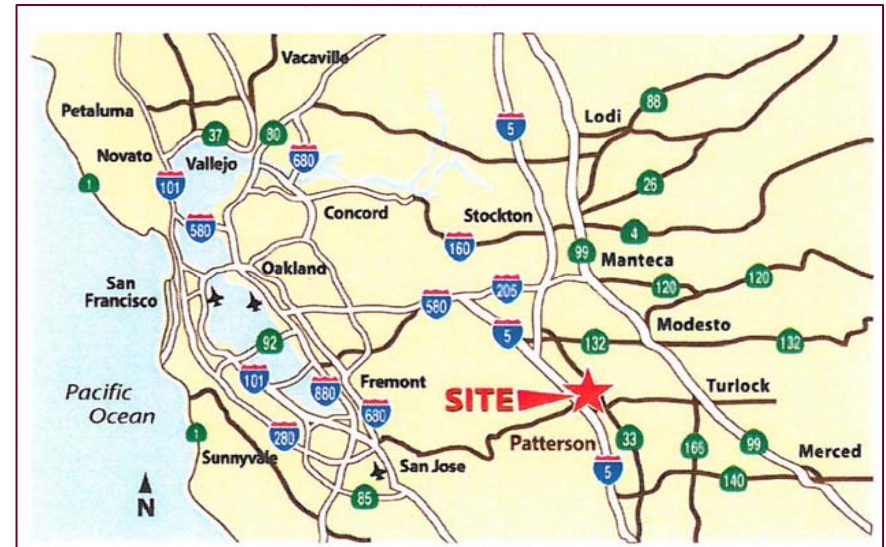
**Parcel Size:** From 1 – 60 contiguous acres (120± acres total)

**Building Fees:** Extremely aggressive city/county fees – lowest in Stanislaus/San Joaquin County

**Electricity:** TID (Turlock Irrigation District) 35%± less than PG&E

**Enterprise Zone:** State supported tax and employment incentives

**Access:** Located approximately 70 miles from Port of Oakland adjacent to Interstate 5



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