

FOR SALE OR LEASE - WEST LANE BUSINESS CENTER

2646 WEST LANE | STOCKTON, CALIFORNIA

±11,000 SQ. FT. WITH YARD ON ±0.74 ACRES



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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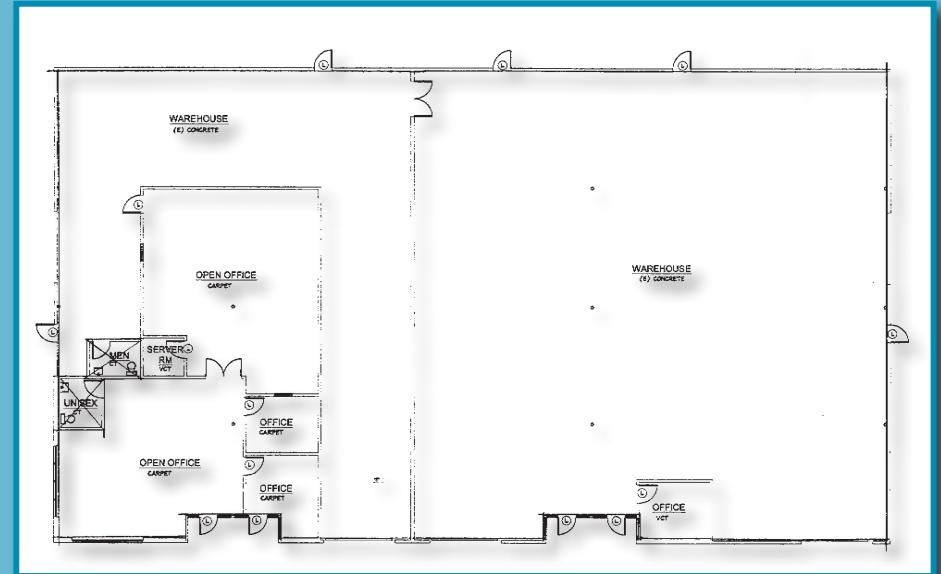
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BUILDING DETAILS:

- ±11,000 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING ON ±0.74 ACRES
- ±2,000 SQ. FT OFFICE:
 - TWO (2) PRIVATE OFFICES
 - TWO (2) RESTROOMS
 - RECEPTION AREA
 - TWO (2) BULLPEN OFFICE AREAS
- FIVE (5) 12' X 12' GRADE LEVEL DOORS
- INDICATED POWER: 225 AMPS, 120/208 V, 3 PHASE
- 16' CLEAR HEIGHT
- FLUORESCENT WAREHOUSE LIGHTING
- .33 GPM/3,000 SQ. FT FIRE SUPPRESSION

PROPERTY FEATURES:

- CONCRETE TILT-UP
- BUILT IN ±1991
- FENCED & PAVED YARD
- WATER LINES THROUGHOUT INTERIOR
- GAS & ELECTRIC (PG&E)
- APN: 117-360-440
- **CALL BROKER FOR LEASE RATE & SALE PRICE**



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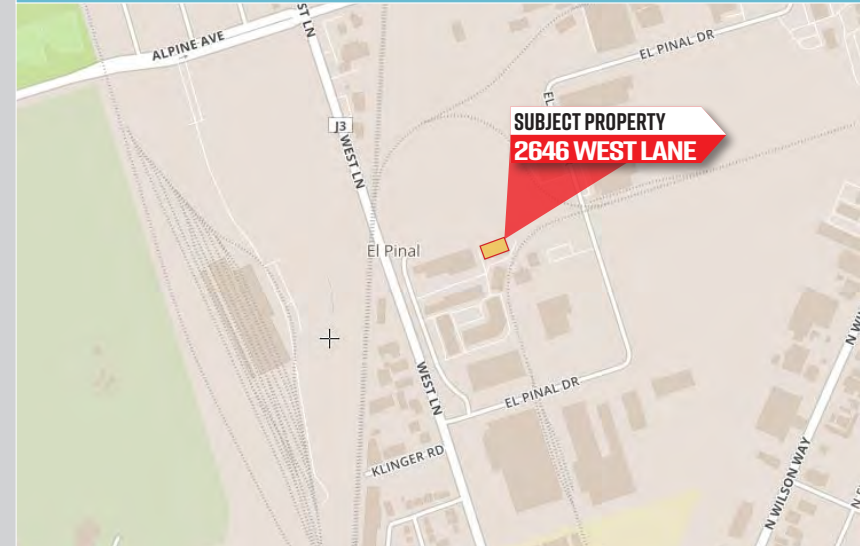
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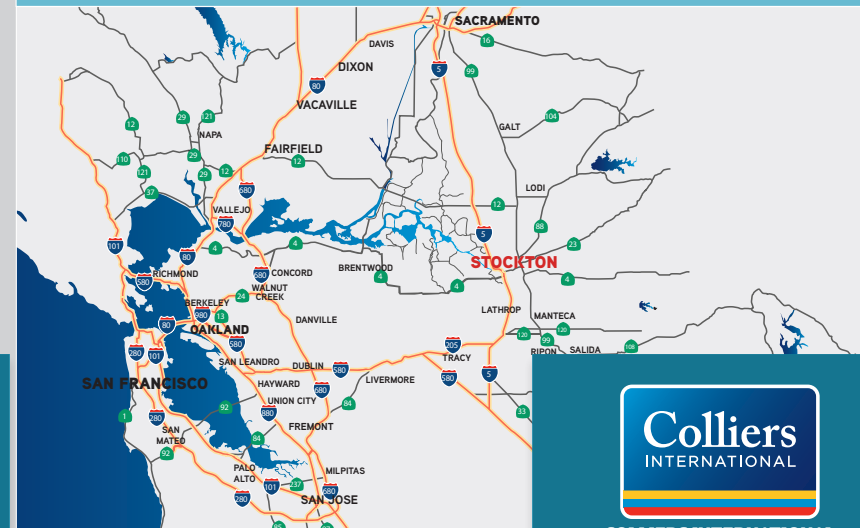
AERIAL



LOCAL MAP



REGIONAL MAP



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