

LIGHT INDUSTRIAL / ASSEMBLY / MANUFACTURING FACILITY



\$5,265,000 / \$0.32 psf, NNN per month



- > Building/Available: ±78,000 sq. ft.
- > Divisible: ±23,400 sq. ft.
- > Acres: ±4.33
- > Warehouse/Mfg Area: ±68,117 sq. ft.
- > Office: ±9,800 sq. ft.
- > Minimum Clear Height: ±24'
- > Building Dimensions: ±260' x 300'
- > Column Spacing: ±45' x 20'
- > Dock Doors: Four (4)
- > Grade Doors: Four (4)
- > Power: 1,200 Amps, 277/480 Volts
- > Zoning: M-1, City of Stockton
- > Fire Suppression: .33/3,000 GPM

Excellent light industrial / assembly / manufacturing facility located in the Triangle Industrial Park, Stockton, CA. The property offers direct access to State Hwy 99, Hwy 4 & I-5.



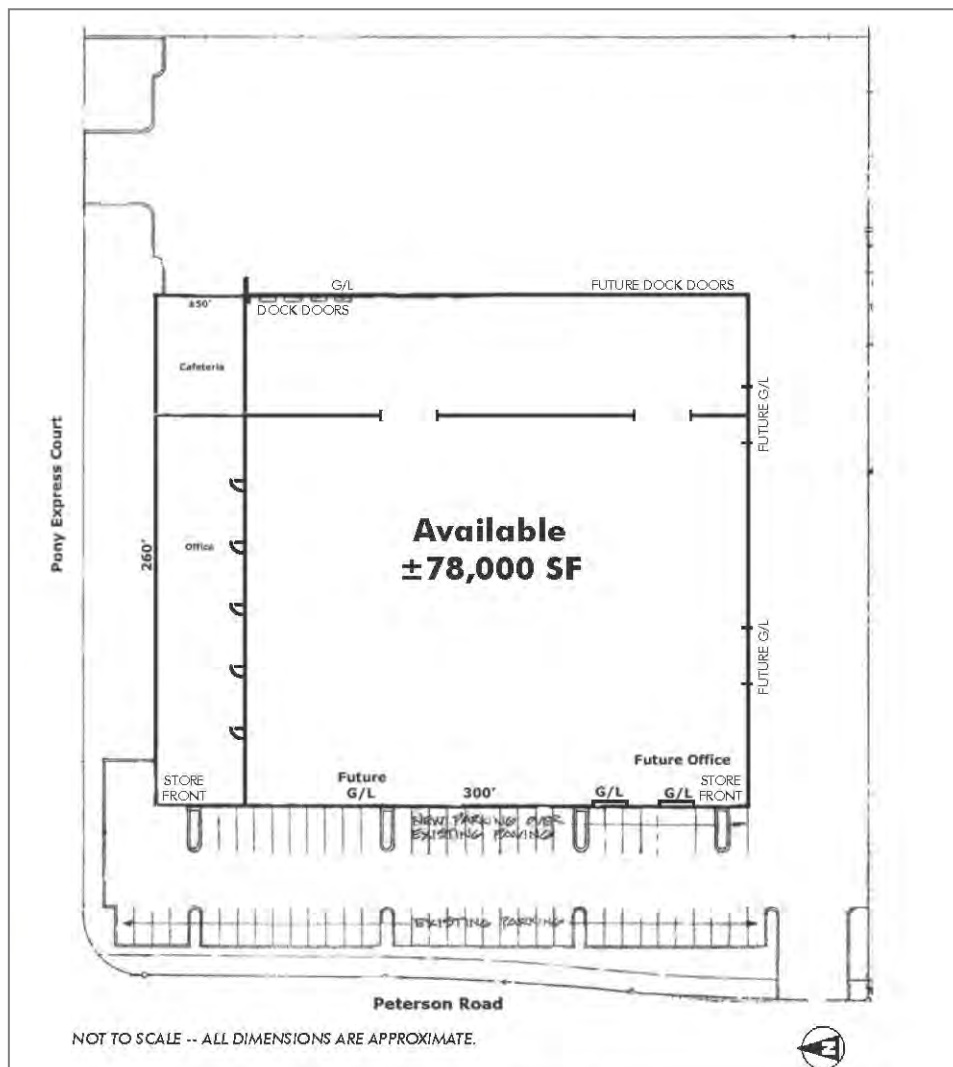
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Site Plan



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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Aerial



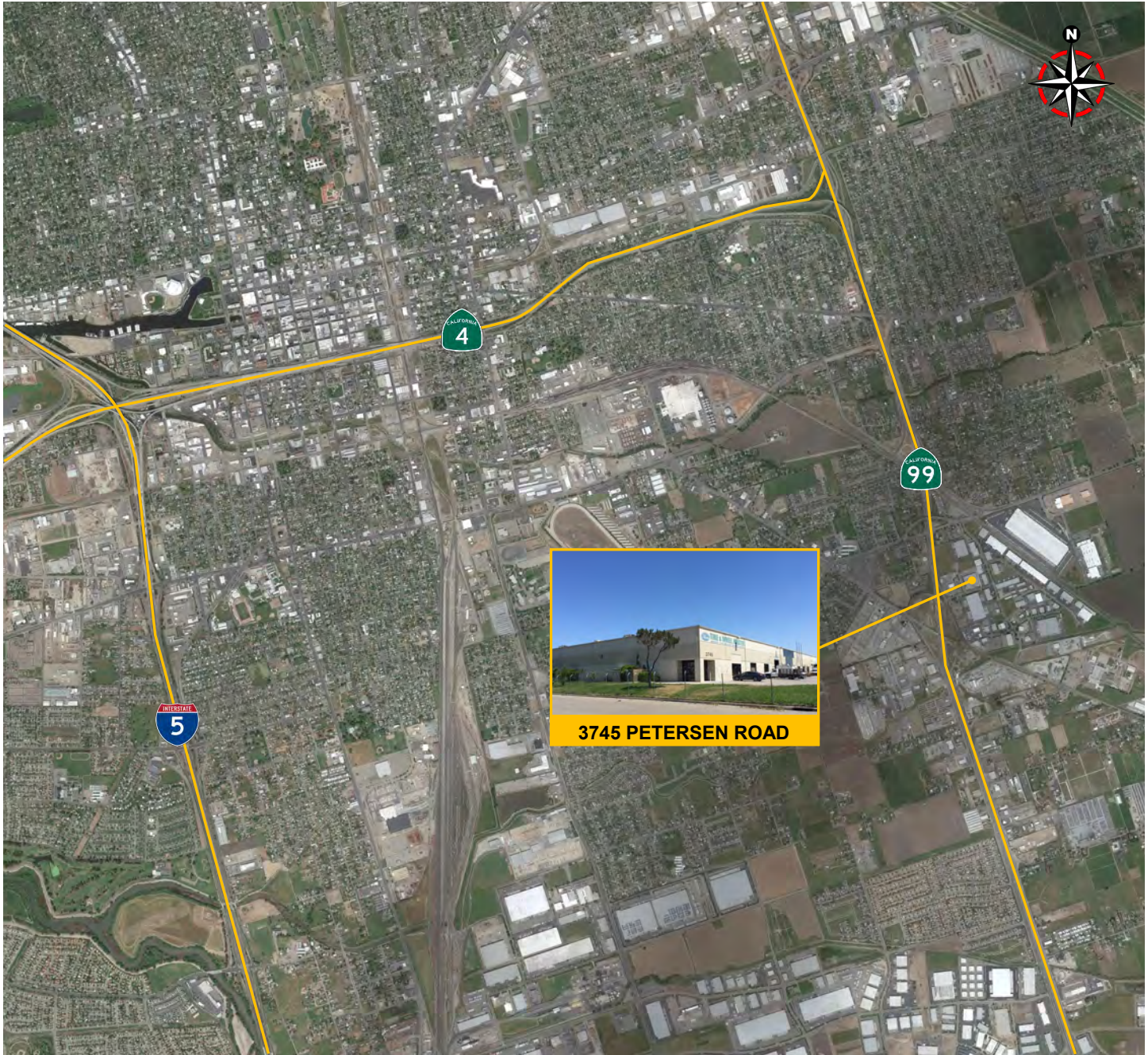
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Aerial



Corporate Neighbors Include:

- Sears
- WB Warehousing
- KMM Telecommunications
- Ardex
- Grainger
- ECS Refining
- Nakashima Golf
- Blue Line

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