FOR SALE **8306 S. ENDOW ROAD**





±4,392 SQUARE FOOT BUILDING ON **±.97 ACRES**





Property Specifications:

Building SF: ±4,392 SF

Bldg Dimensions: $\pm 122' \times 36'$

Acres: ±.97 paved and compacted gravel

Office: $\pm 1,150 \text{ SF } (36' \times 32')$

consisting of a reception area, three (3) private offices, breakroom

and two (2) restrooms.

Construction Type: Steel frame metal

Loading Doors: Two (2) grade level doors (12' x 12')

Parking: Eighteen (18) striped spaces

with room for expansion

Indicated Power: 200 Amps, 240 Volt, 3-Phase

Clear Height: ±12' - 14' minimum

Zoning: AL -10, Limited Agriculture

(San Joaquin County)

APN#: 193-180-42

Additional Features: I-5 access via Mathews Road. Clear

span, skylights, insulated ceiling, fluorescent warehouse

lighting, fully fenced and secured with alarm.

EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

WES WIDMER
SENIOR VICE PRESIDENT
+1 209 475 5109 Direct
wes.widmer@colliers.com

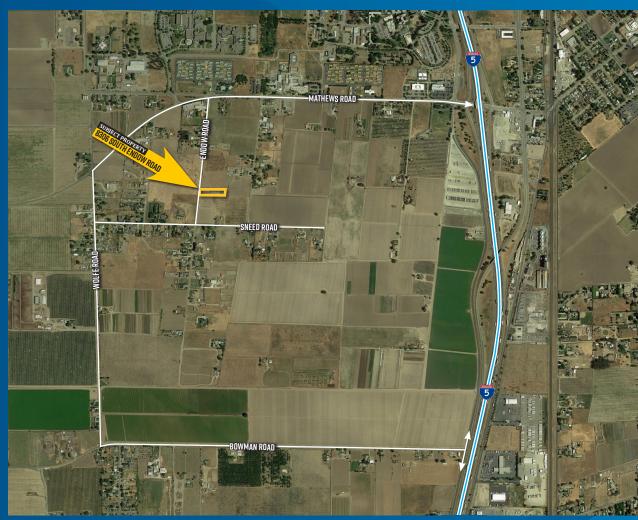
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FRENCH CAMP^ICALIFORNIA





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COLLIERS INTERNATIONAL 3439 Brookside Rd, Suite 108 Stockton, CA 95219 www.colliers.com

Select List of Permitted Uses:

- Landscaping
- Single Family Residence
- Farm Employee Housing (Small)
- Group Care (Small)
- Shelters (Small)
- Animal Raising
- · Family Food Production
- Educational Family Project
- Family Daycare
- Crop Production
- Farm Produce Stands

Several other uses permitted subject to site approval through San Joaquin County.

*Buyer shall confirm with San Joaquin County planning department

