

# AVAILABLE FOR SALE

±24,743 Sq. Ft. Truck Sales/Service Building on ±2.43 Acres

825 Navy Drive • Stockton, CA



**SALES PRICE: \$2,400,000**



**VISABILITY**

**POTENTIAL TO MODIFY TO  
3-4 BAYS FOR TRUCK/  
TRAILER MAINTENANCE**



**For more information, please contact:**

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## Property Specifications:

- > **Location:** 825 Navy Drive
- > **Lot Size:** ±2.43 Acres
- > **APN:** TBD
- > **Special Features:** Two story truck sales building with sales office, parts / showroom, & warehouse.
- > **Zoning:** I-L (Industrial Limited, City of Stockton)
- > **Water/Sewer/Storm:** City of Stockton
- > I-5 Visibility
- > Pylon Signage Available
- > Easy access to I-5 via Charter Way



Bldg Sq. Ft.	Sales Office Sq. Ft.	Parts/ Showroom Sq. Ft.	Warehouse Sq. Ft.	Grade Level Doors	Clear Height	Lighting	Sprinklers	Other Features
±24,743	±8,800	±2,465	±13,478	Two (2)	16' - 20' 18' - 20'	Fluorescent	Yes	Insulated, Skylights, Clear span. Indicated Power: 600 Amps, 120/208V, 3 Phase. Office includes showroom, bullpen, conference room, men's/women's restrooms and private offices.

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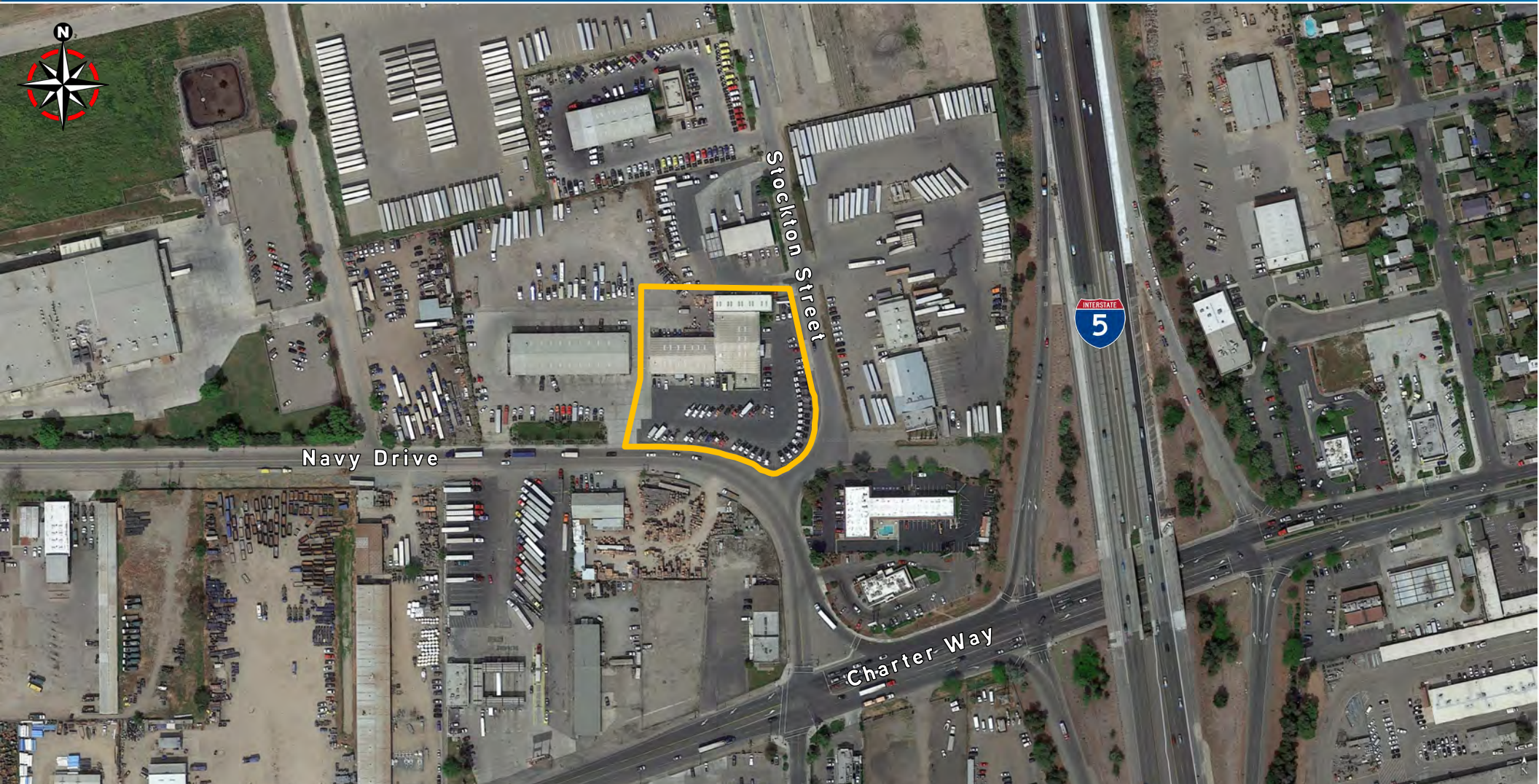
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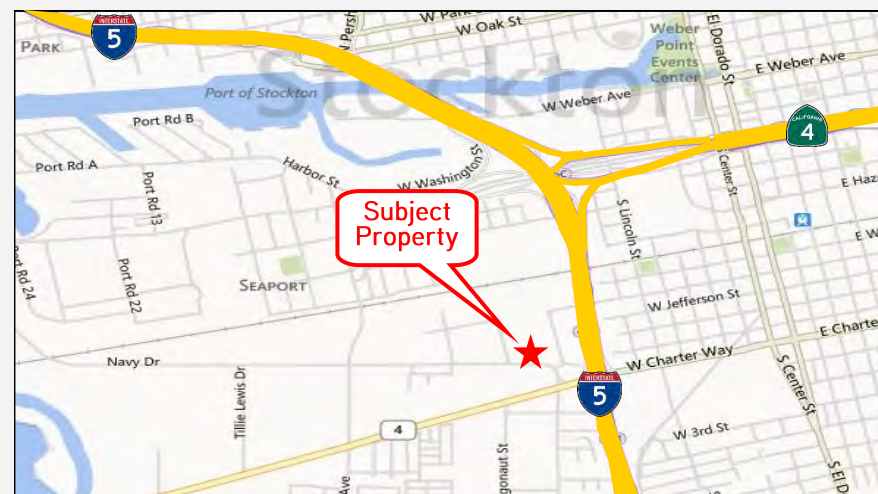
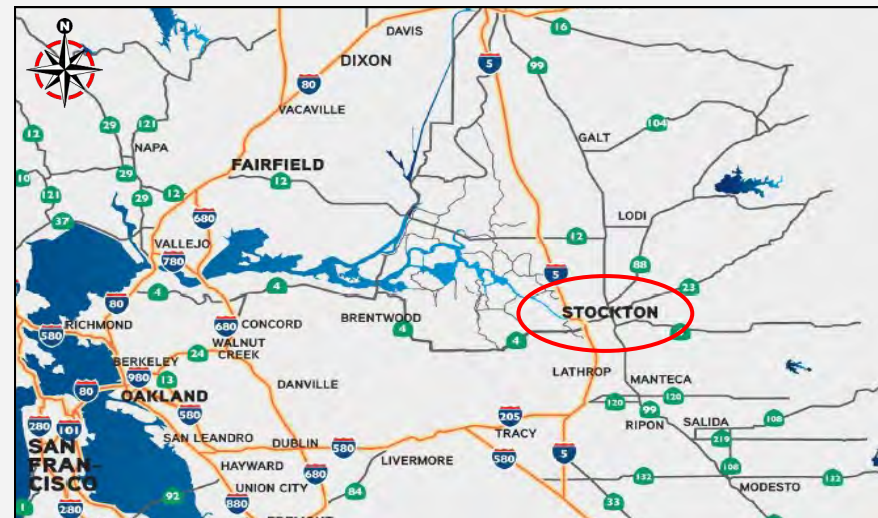
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