

SALES/SERVICE • EQUIPMENT REPAIR • FLEX

AVAILABLE FOR SALE

1401 West Fremont Street

Stockton, California

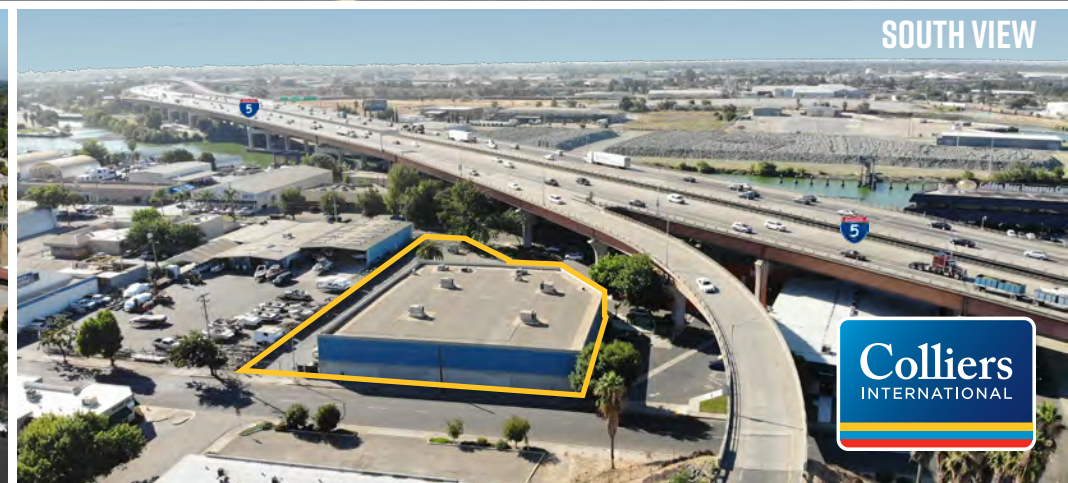
**±24,860 SQ. FT. INCLUDING
±6,000 SQ. FT. OF TWO (2) STORY OFFICE
AND CONDITIONED WAREHOUSE,
SITUATED ON ±0.98 ACRES**



NORTH VIEW



SOUTH VIEW



Colliers
INTERNATIONAL

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Property Specifications:

- > **Building Size:** ±21,860 SF (Footprint)
- > **Acres:** ±0.98
- > **Office:** ±6,000 SF
Two (2) story office
 - Twelve (12) private offices
 - Secured reception area
 - Three (3) bullpen areas
 - One (1) breakroom with counters and sink
 - Four (4) restrooms including two (2) warehouse restrooms
- > **Grade Level Doors:** Two (2) - (12' x 14')
- > **Indicated Power:** ±600 Amps
- > **Warehouse Lighting:** Fluorescent
- > **Fire Sprinklers:** Yes
- > **Parking Stalls:** ±21
- > **Zoning:** CG, General Commercial (City of Stockton)
- > **Year Built:** 1973
- > **Construction Type:** Concrete tilt-up

Additional Features:

- > Conditioned warehouse served by four (4) units.
- > Fully insulated ceiling.
- > ±4,000 SF of mezzanine storage, not part of overall square footage.
- > ±300 Sq. Ft. cooler (36 - 42 degrees).
- > Secured vault.
- > Generator hookup.
- > Fully fenced and secured, with existing guard shack.
- > Includes select styles of warehouse racking and conveyor system, but can also be removed.
- > Served by Bay Alarm with ±29 camera's.
- > Easy I-5 access via Fremont Street.

Asking Price: \$2,500,000



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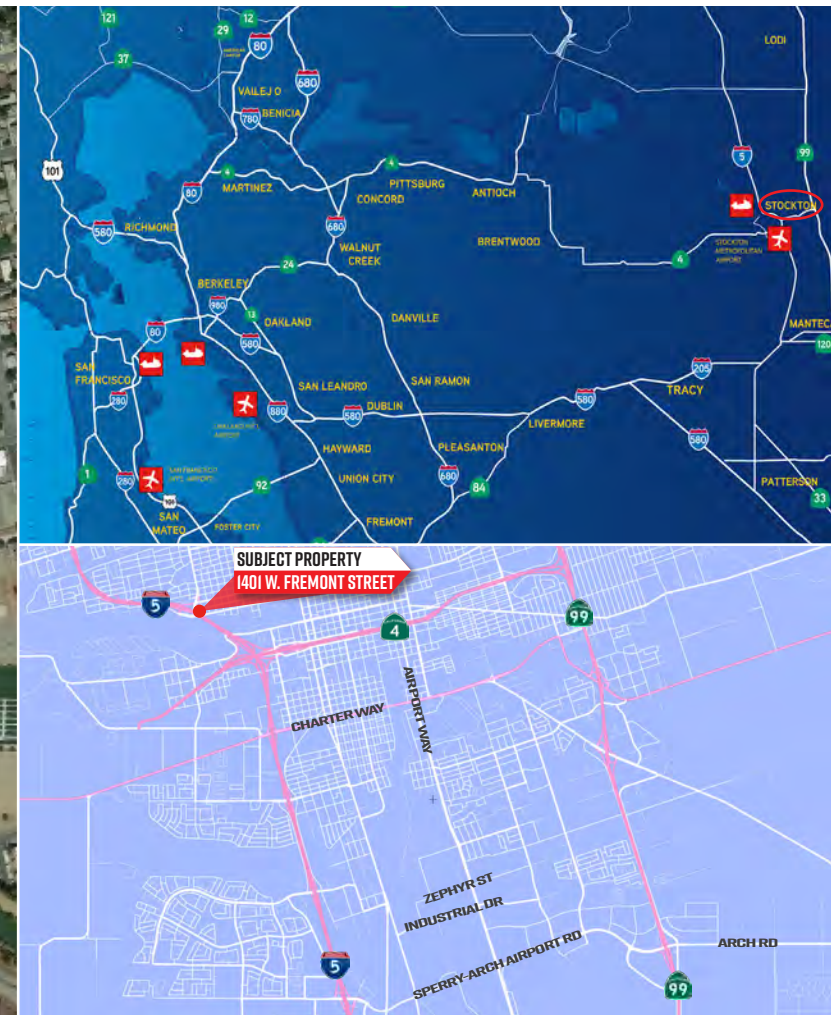
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