

FOR SALE • ±5,760 SQUARE FOOT INDUSTRIAL BUILDING ON ±.38 ACRES

# Triangle Industrial Park

2441 STATION DRIVE • STOCKTON, CA



**ASKING PRICE: \$595,000**



## INDUSTRIAL SERVICES TEAM - EXCLUSIVE BROKERS:

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This Class "A" freestanding concrete tilt-up building is a part of an eight (8) building Business Park. It is located in the well established Triangle Industrial Park and provides convenient access to Hwy 99 via Mariposa Road. The building is designed for warehousing, light manufacturing or assembly and sale/service type users.

## PROPERTY FEATURES:

- **Building Size:** ±5,760 SF (±96' X ±60') freestanding concrete tilt-up building
- **Site Area:** ±.38 Acres
- **Office Area:** ±1,800 SF consisting of a small showroom, reception area, three (3) offices, breakroom and two (2) restrooms
- **Mezzanine:** 1,386 SF (not included in overall building square feet)
- **Yard:** ±3,000 SF fenced and paved
- **Loading Doors:** Two (2) (12' x 12') Grade Level Doors
- **Indicated Power:** 225 Amps, 240 Volts, 3 Phase
- **Clear Height:** ±16' minimum clear
- **Warehouse Lighting:** Halogen
- **Column Spacing:** ±30' x ±48'
- **Sprinklers:** .37 gpm / 2,000 SF
- **Skylights:** Yes
- **Zoning:** I-G (Industrial General), City of Stockton



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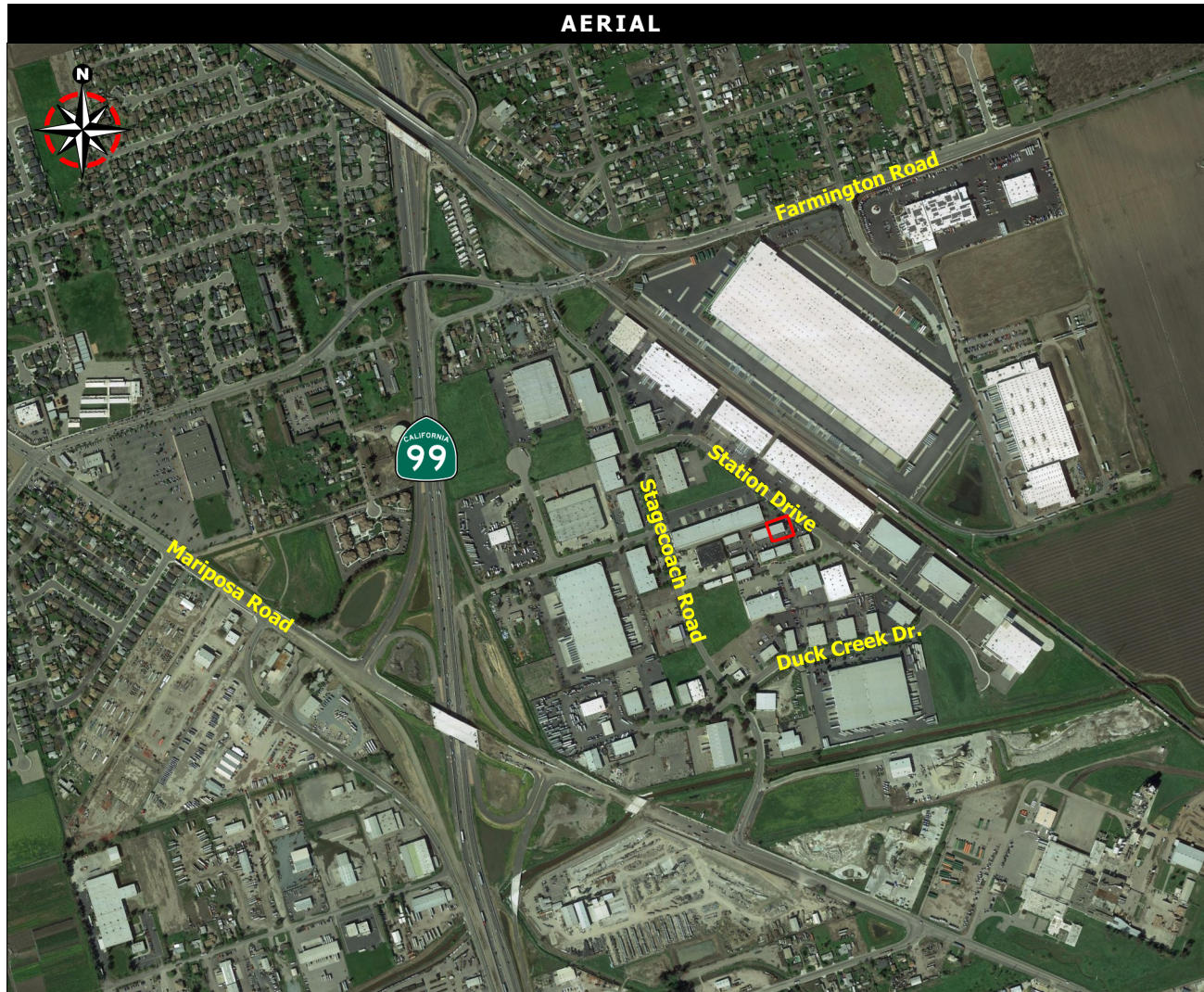
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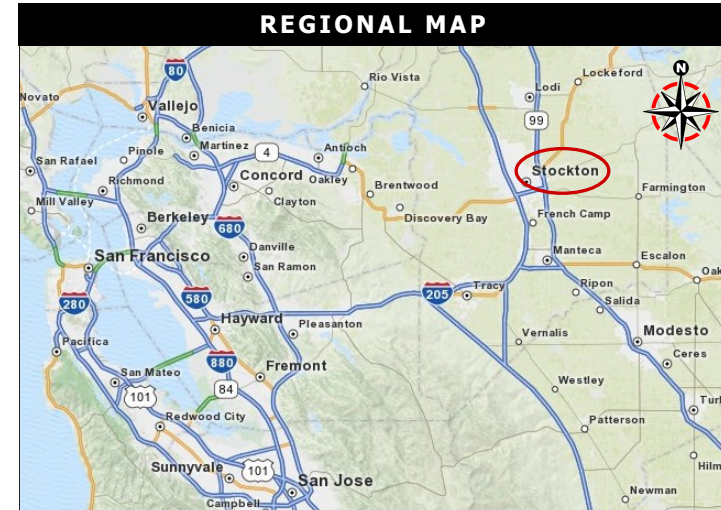
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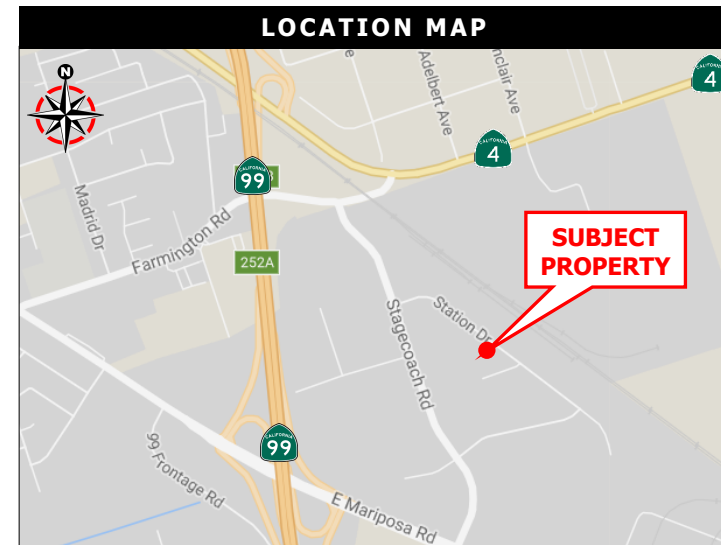
**AERIAL**



**REGIONAL MAP**



**LOCATION MAP**



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