

AVAILABLE FOR SALE > ±12,000 SQ. FT. ON ±2.63 ACRES

YARD CURRENTLY CONTAINS TRACTOR TRAILER PARTS

1323 W. Charter Way • Stockton, California



Asking Price: \$995,000



This property is located approximately (1/2) mile West of I-5 and fronts west bound Charter Way (Highway 4). The site consists of two (2) - ±6,000 sq. ft. metal buildings situated on 2.63± acres offering ample yard space. The property is completely fenced and caters to light industrial use and yard storage.

- > Two (2) - ±6,000 sq. ft. metal buildings
- > ±2.63 Acres
- > ±2,168 sq. ft. of office improvements
- > ±1,200 sq. ft. of mezzanine storage
- > Metal Halide Lighting
- > ±13' 5" - ±15' 3" Clear Height
- > Clear span
- > Asphalt and concrete parking area
- > Six (6) grade level doors
 - 2 - 14' x 14'
 - 1 - 14' x 12'
 - 3 - 10' x 12'
- > Skylights
- > Building B is insulated
- > Zoned I-L (Industrial, Limited - City of Stockton)
- > City of Stockton Services

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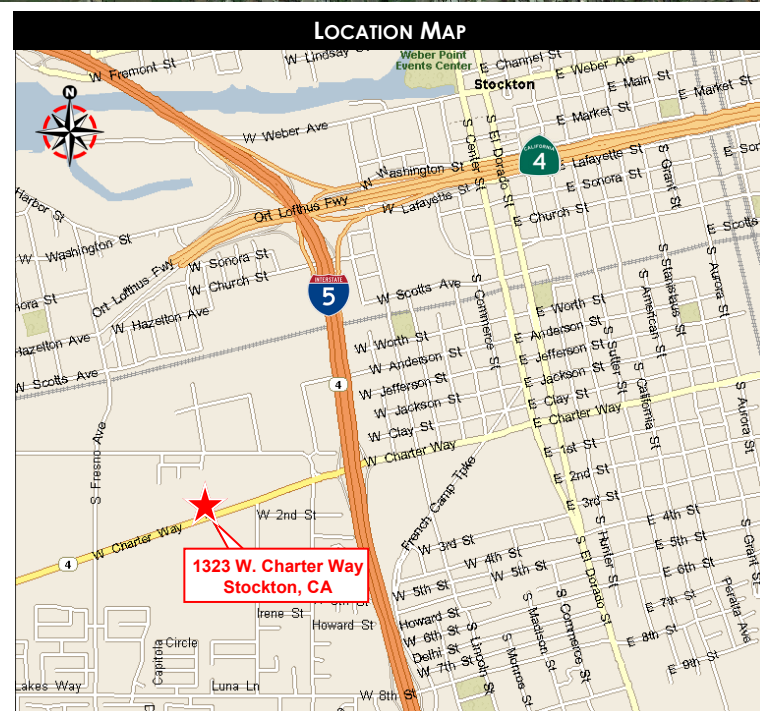
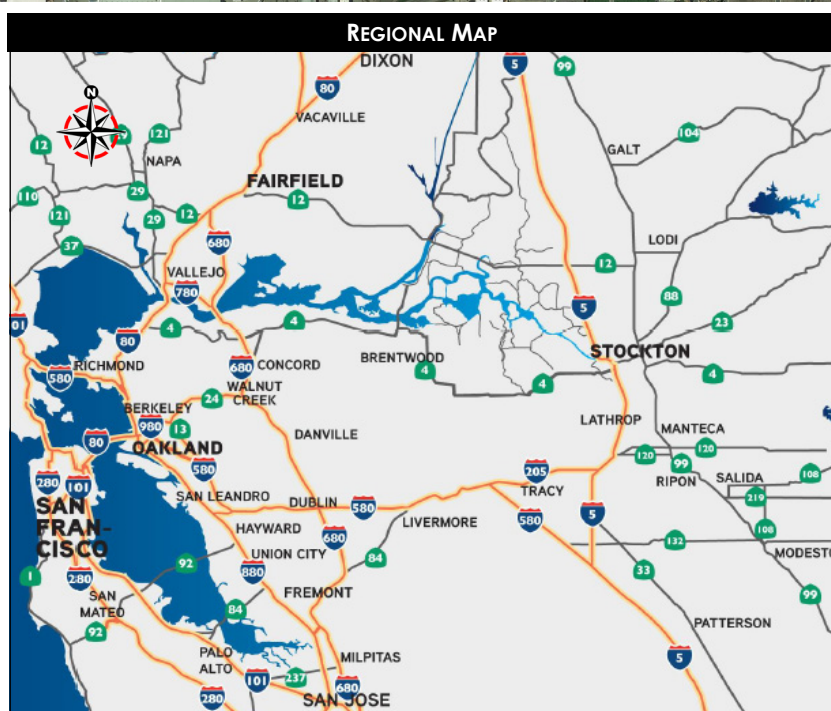
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Information contained herein has been obtained from the owners or from other sources we deem reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.

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