

AVAILABLE > FOR SALE OR LEASE

±15,000 Sq. Ft. located on ±1.41 Acres

4168 S. "B" Street, Stockton, CA • Massie Industrial Park



Property Specifications:

- **Building Size:** ±15,000 SF
- **Office:** ±950 SF with two (2) restrooms to be constructed.
- **Parcel Size:** ±1.42 Acres
- **Year Constructed:** 2009
- **Construction Type:** Concrete tilt-up
- **Minimum Clear Height:** ±16'
- **Grade Level Doors:** Two (2) (12' x 12')
- **Power:** 200 Amps, 277/480 Volts, 3 Phase
- **Fire Suppression:** .33 GPM over 3,000 SF
- **Parking:** 22 striped spaces with room to expand.
- **Column Spacing:** ±50' x ±50' (2 columns)
- **Skylights:** Six (6)
- **Lighting:** T-8 lighting to be installed.
- The building, yard and parking area are fully fenced and secured.
- **Lease Price:** **\$.45 psf, NNN**
- **Sale Price:** **Call Broker**

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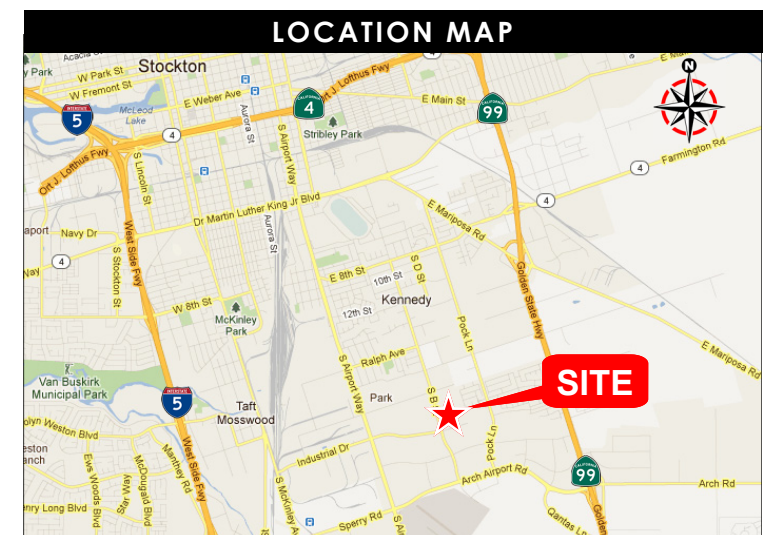
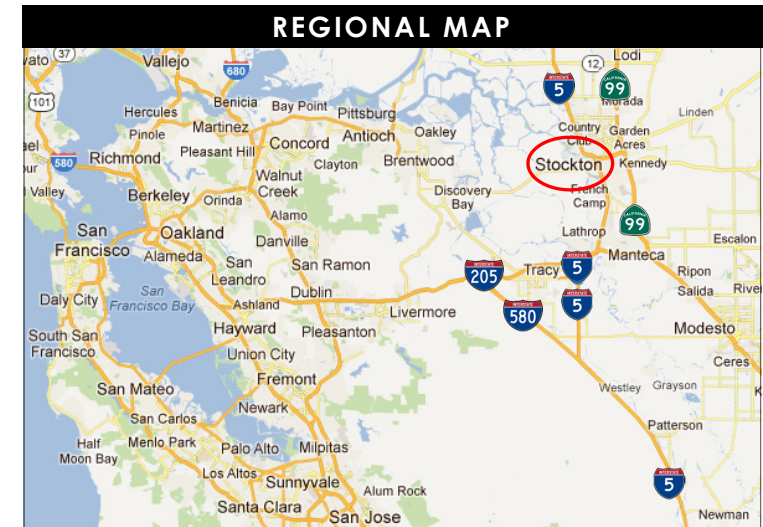
COLLIERS INTERNATIONAL
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