



For Sale or Lease

UNIT 4087  
±3,689 SF

±3,689 SF Industrial Condo with ±679 SF of Office

# Calloway Business Park 4087 Calloway Court

Stockton, CA 95204

Asking Price: \$725,000  
Lease Rate: \$1.10 PSF, Gross  
Highway 99 Frontage

**WES WIDMER, SIOR**

Executive Vice President  
CA License No. 01315686  
wes.widmer@colliers.com  
+1 209 598 0331

**MIKE GOLDSTEIN, SIOR**

Vice Chair  
Executive Managing Director  
CA License No. 01319234  
mike.goldstein@colliers.com  
+1 209 475 5106

**Colliers**

Accelerating success.

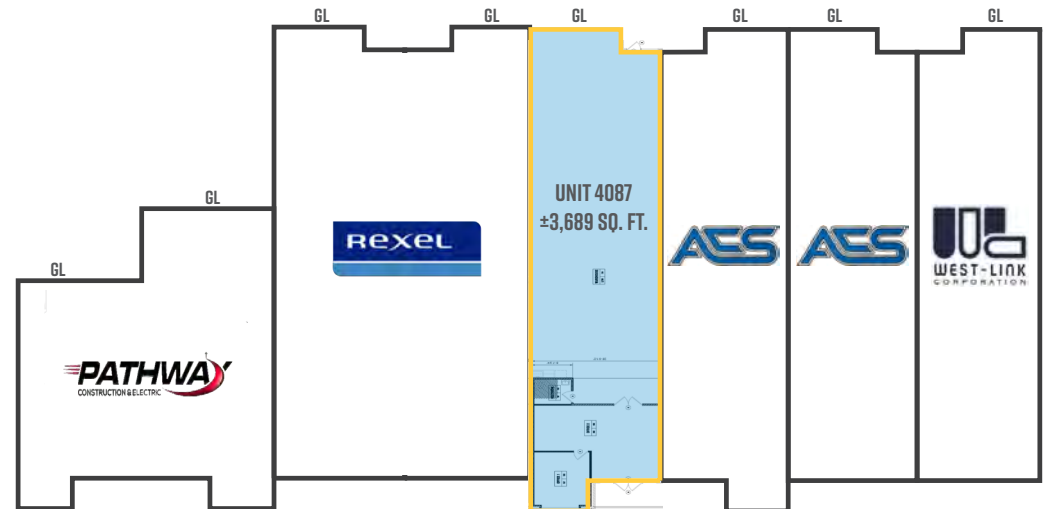
## PROPERTY SPECIFICATIONS

# 4087 Calloway Court

Stockton, CA 95204

Colliers

CONDO SIZE	±3,689 SF
OFFICE SIZE	±679 SF
GRADE LEVEL LOADING	One (1) door (12' x 14')
POWER	200 amps, 120/208V, 3-phase
CLEAR HEIGHT	±19' - 22'
FIRE SUPPRESSION	0.42 GPM / 2,000 SF
FULLY INSULATED	Yes
YEAR BUILT	2008
CONSTRUCTION	Steel frame stucco
ZONING	I-L, Light Industrial (San Joaquin County)
ADDITIONAL FEATURES	Glass storefront entries
	Highway 99 frontage signage opportunities
	Convenient Highway 99 access via Cherokee Road
	Highway 99 traffic count: ±99,000 ADT



Interior Build-out Completed in 2021



PROPERTY PHOTOS

# 4087 Calloway Court

Stockton, CA 95204

Colliers







3439 Brookside Road, Suite 108  
Stockton, CA 95219  
P: +1 209 475 5100  
F: +1 209 475 5102  
colliers.com

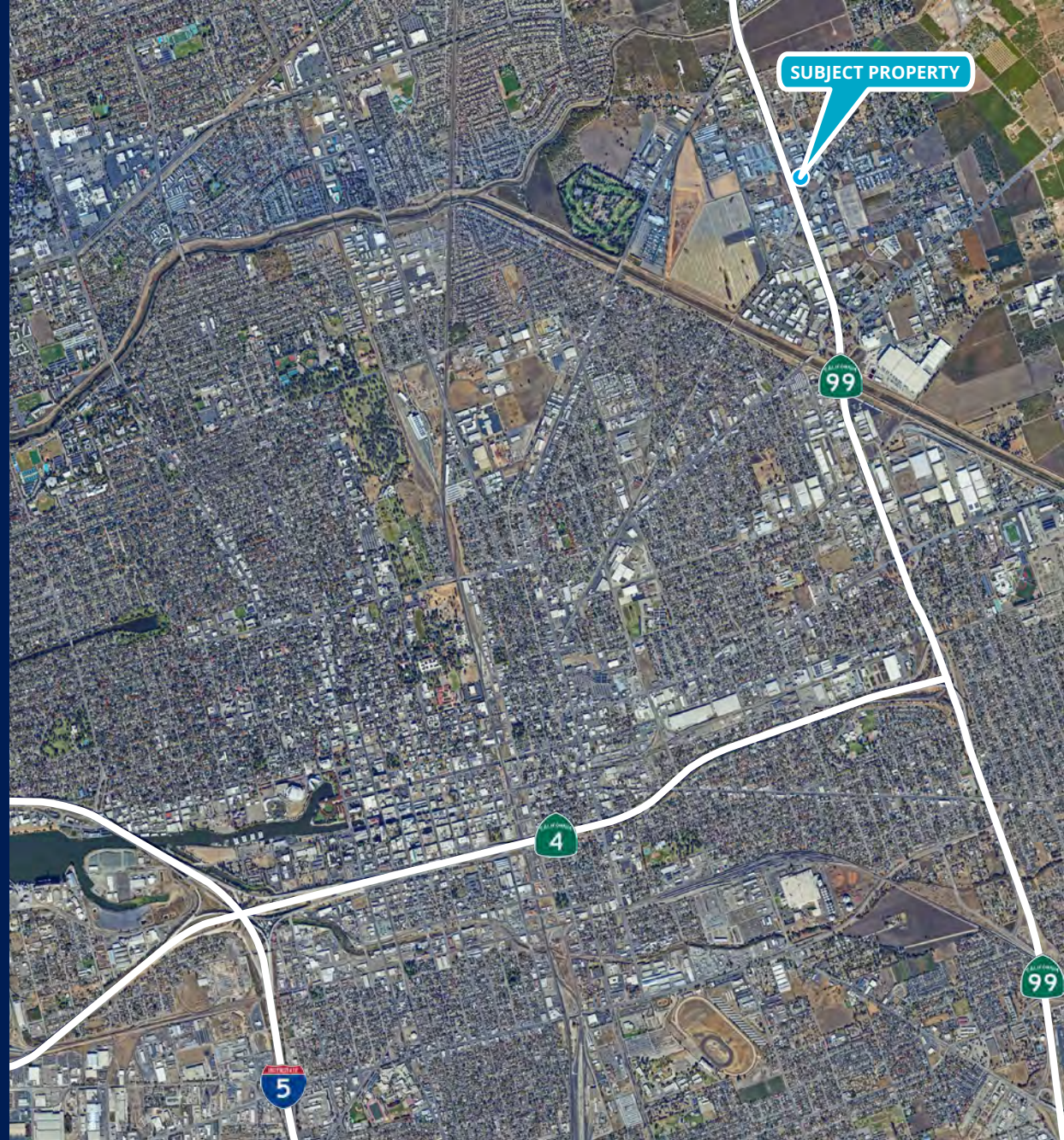


### **WES WIDMER, SIOR**

Executive Vice President  
CA License No. 01315686  
wes.widmer@colliers.com  
+1 209 8598 0331

### **MIKE GOLDSTEIN, SIOR**

Vice Chair  
Executive Managing Director  
CA License No. 01319234  
mike.goldstein@colliers.com  
+1 209 475 5106



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.