

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

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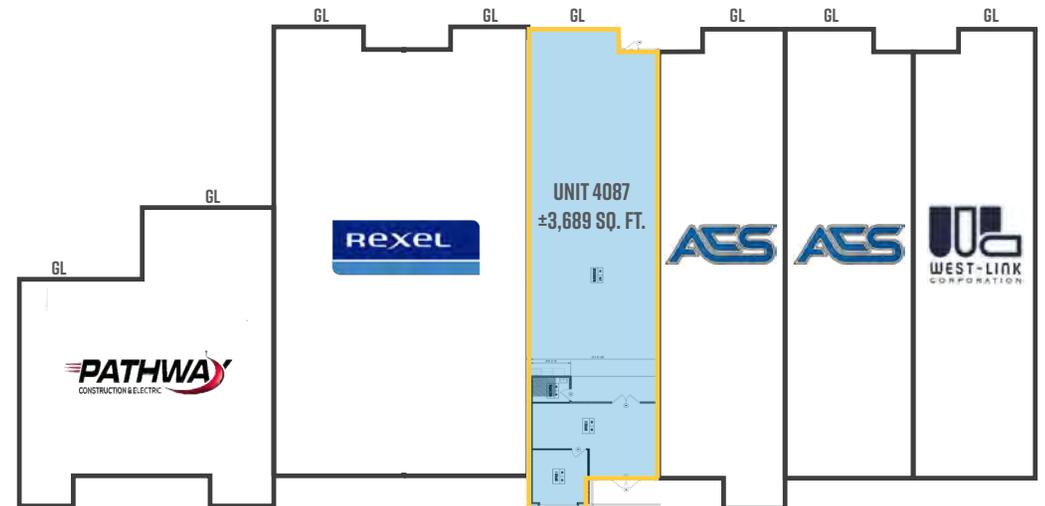
## PROPERTY SPECIFICATIONS

# 4087 Calloway Court

Stockton, CA 95204

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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





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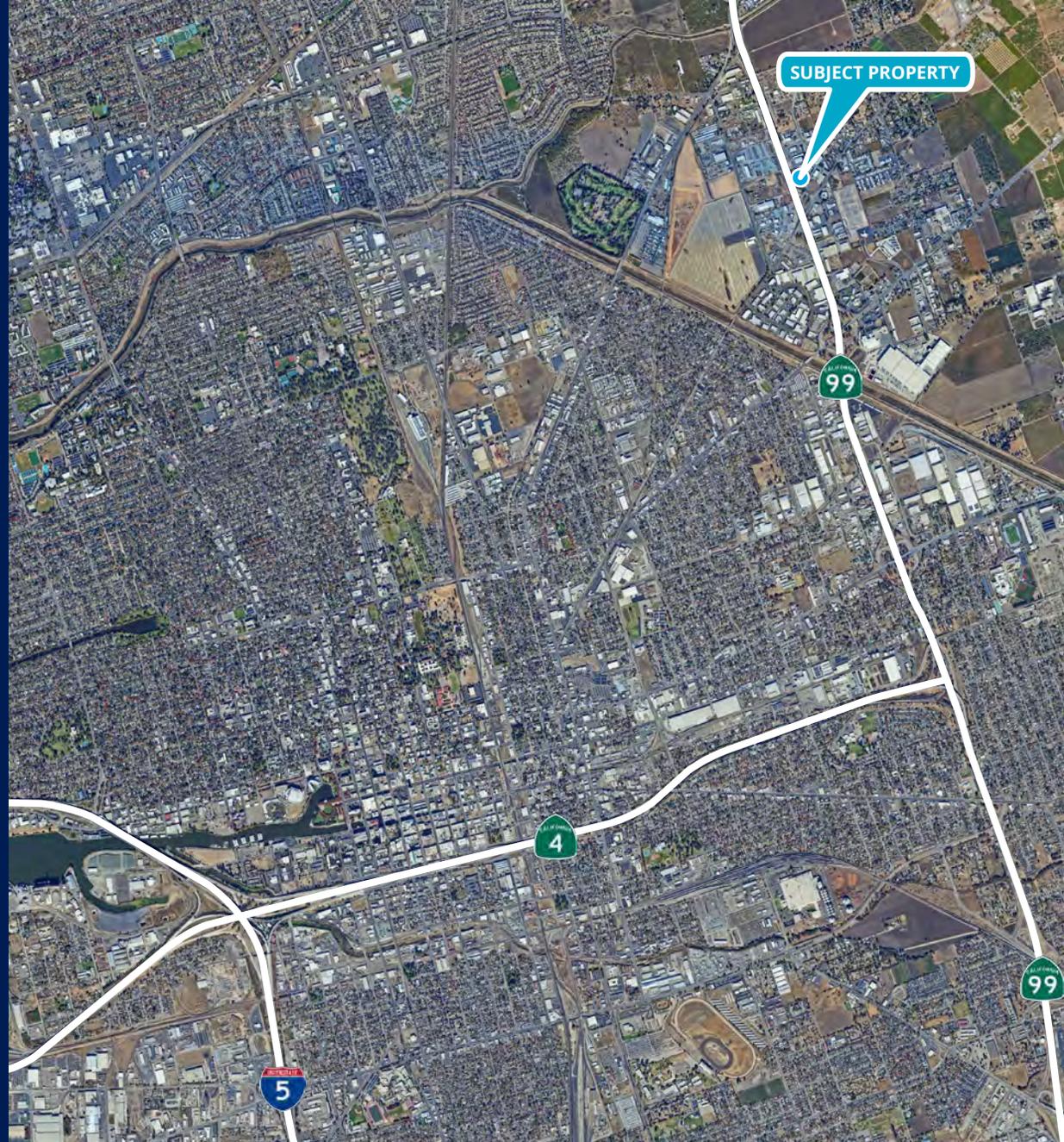


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