## AVAILABLE FOR LEASE ±16,100 SQ. FT. CLEAR SPAN INDUSTRIAL BLDG WITH PAVED YARD



2894 Monte Diablo Ave • Stockton, CA



### Available Features:

Available: ±16,100 SF (100' x 161')
 Security: Secure gated facility

• Yard: Approximately 9,000 SF of

paved yard with ability to expand up to one (1) acre (½ paved and ½ unimproved)

• Office:  $\pm 1,675$  SF consisting of three

(3) private offices, showroom/ bullpen area and two (2)

restrooms

• Column Spacing: Clear span

• Grade Level Loading: Three (3) ±14' x ±16'

Two (2)  $\pm 14' \times \pm 14'$ 

• Clear Height: ±15′ - ±20′

• Warehouse Lighting: T-8 Lighting and florescent

• Indicated Power: 225 Amps, 120/208V, 3 Phase

250 Amps, 480V, 3 Phase

• Construction Type: Steel frame metal

• Parking Spaces: Twenty four (24). Additional

parking may be available.

• Zoning: IG, Industrial General

(City of Stockton)

• Building has exterior lighting.

• Convenient access to I-5 via Monte Diablo Avenue.

• Located within the same secure complex as Duraflame.

• Lease Rate: Contact for quote

INDUSTRIAL SERVICES TEAM: GREGORY O'LEARY, SIOR

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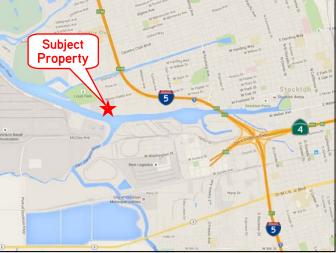
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