

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:** ±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) ±14' x ±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:

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