

AVAILABLE FOR LEASE > INDUSTRIAL BUILDING WITH FENCED & CONCRETE YARD 20,000± SF BUILDING WITH ± 1.50 ACRES OF YARD

409 S. AURORA STREET • STOCKTON, CA

Lease Rate: \$11,500/mo, Gross



SITE DESCRIPTION :

An approximate ±20,000 SF space located within a larger ±30,000 SF warehouse building with ±45' clear height. The Property features heavy power, concrete and fenced yard and eight (8) ±20' x 14' grade level doors and exterior loading dock access. Located just south of the Crosstown freeway the Property provides convenient access to both I-5 and Hwy 99.

PROPERTY FEATURES:

Available:	±20,000 SF (±200' x 100')
Office:	±810 SF
Yard:	±1.50 Acres
Clear Height:	±45' minimum
Grade Level Doors:	Eight (8) (±20' x 14')
Column Space:	Clear span
Dock Loading:	Two (2) exterior loading dock positions shared with owner
Lighting:	Halogen lamps
Indicated Power:	800 Amps, 277/480 Volt, 3-Phase
Fire Suppression:	.19 GPM / 1,500 SF
Construction:	Steel frame
Zoning:	I-G (Industrial General) and I-L (Industrial Limited) - City of Stockton

ADDITIONAL FEATURES:

Electric:	PG&E
Gas:	PG&E
Yard:	Fully lit - ±12' high fence
Potential for truck scale	
Welding and electrical plugs throughout	

EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

WES WIDMER
SENIOR VICE PRESIDENT
(209) 475-5109
wes.widmer@colliers.com
CA License No. 01315686

MIKE GOLDSTEIN, SIOR
EXECUTIVE MANAGING DIRECTOR
(209) 475-5106
michael.goldstein@colliers.com
CA License No. 01319234

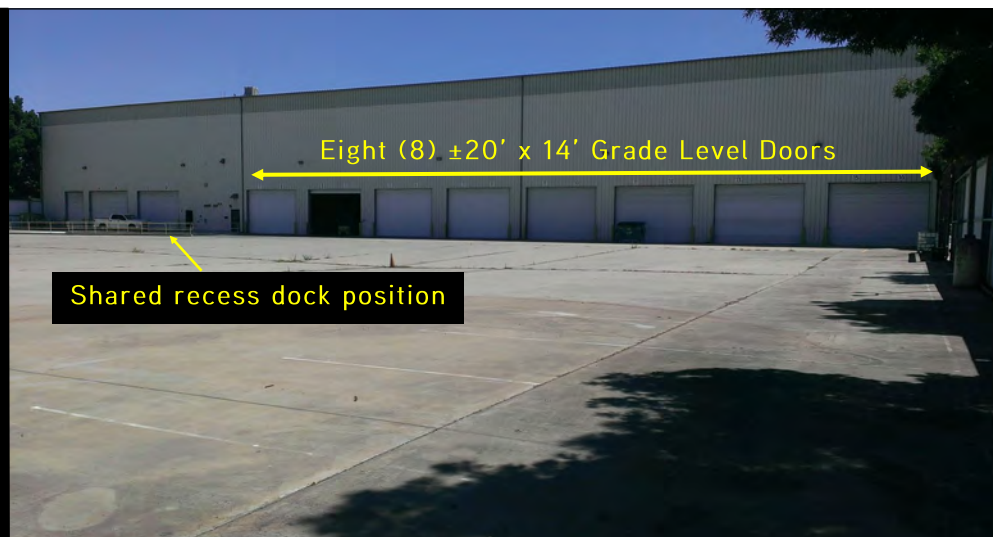


COLLIERS INTERNATIONAL
3439 Brookside Road, Suite 108
Stockton, CA USA 95219
www.colliers.com

AVAILABLE FOR LEASE > INDUSTRIAL BUILDING WITH FENCED & CONCRETE YARD

20,000± SF BUILDING WITH ± 1.50 ACRES OF YARD

409 S. AURORA STREET • STOCKTON, CA



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

WES WIDMER
SENIOR VICE PRESIDENT
(209) 475-5109
wes.widmer@colliers.com
CA License No. 01315686

MIKE GOLDSTEIN, SIOR
EXECUTIVE MANAGING DIRECTOR
(209) 475-5106
michael.goldstein@colliers.com
CA License No. 01319234

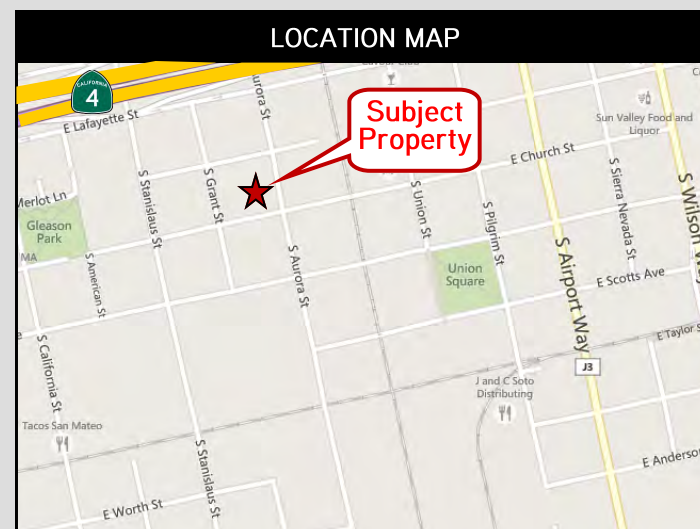
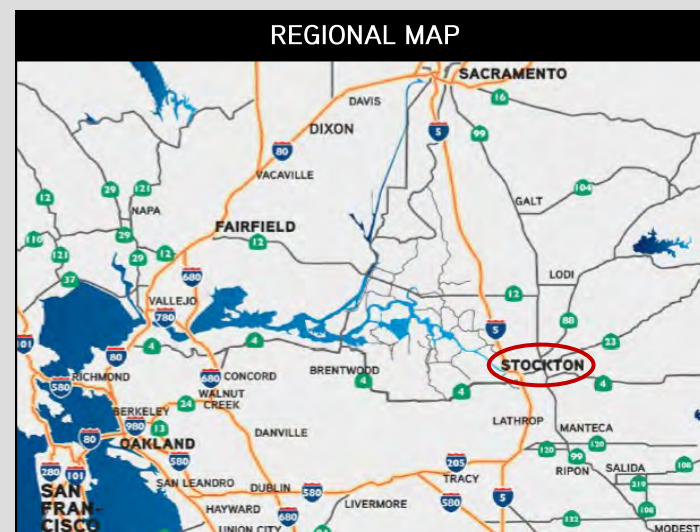
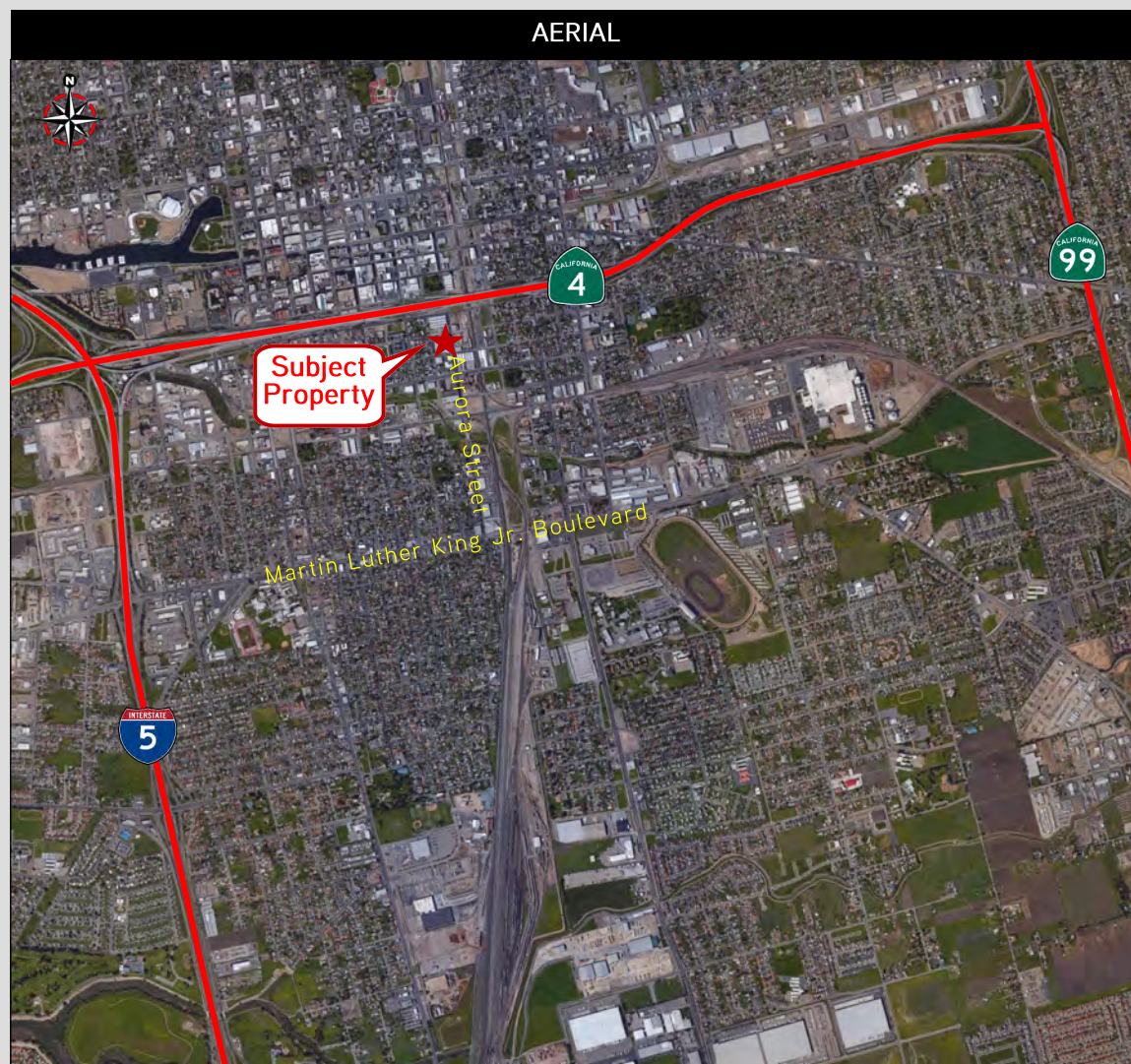


COLLIERS INTERNATIONAL
3439 Brookside Road, Suite 108
Stockton, CA USA 95219
www.colliers.com

AVAILABLE FOR LEASE > INDUSTRIAL BUILDING WITH FENCED & CONCRETE YARD

20,000± SF BUILDING WITH ± 1.50 ACRES OF YARD

409 S. AURORA STREET • STOCKTON, CA



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

WES WIDMER
SENIOR VICE PRESIDENT
(209) 475-5109
wes.widmer@colliers.com
CA License No. 01315686

MIKE GOLDSTEIN, SIOR
EXECUTIVE MANAGING DIRECTOR
(209) 475-5106
michael.goldstein@colliers.com
CA License No. 01319234



COLLIERS INTERNATIONAL
3439 Brookside Road, Suite 108
Stockton, CA USA 95219
www.colliers.com