

# STOCKTON AIRPORT BUSINESS CENTER

## 4646 QANTAS LANE, B9 & B10

STOCKTON | CALIFORNIA

±7,501 Sq. Ft. with Office

# AVAILABLE FOR SALE

SALE PRICE: \$625,000



### EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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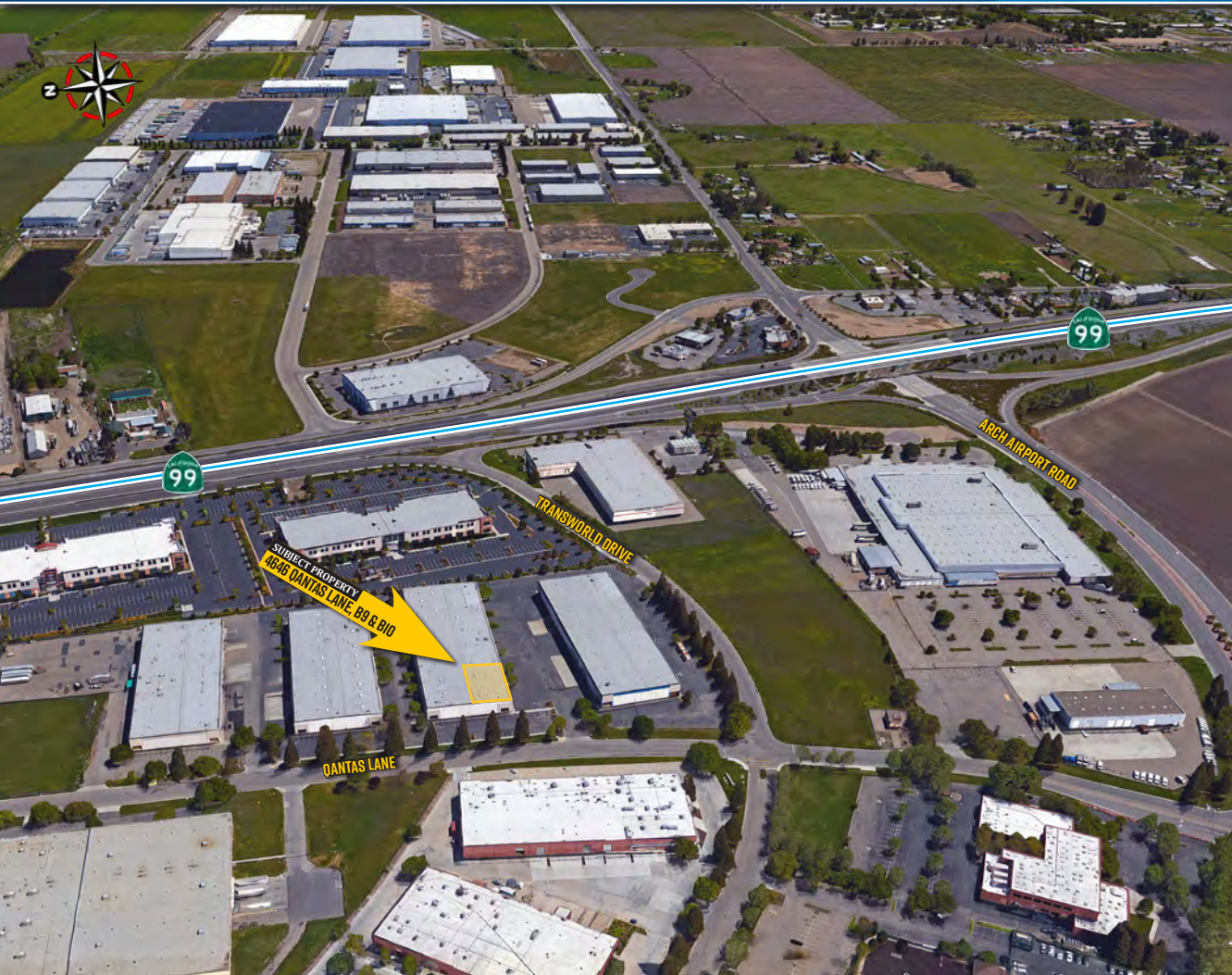




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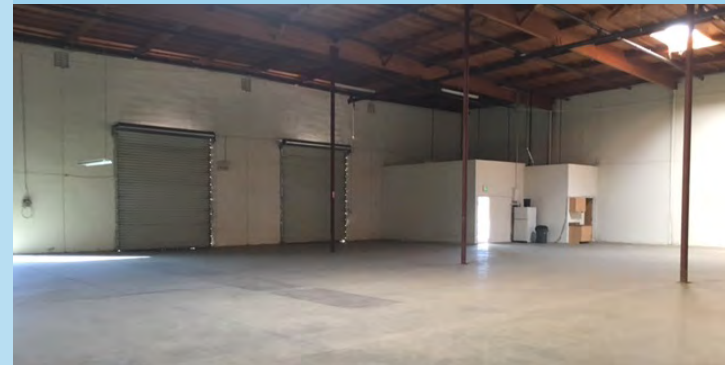
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### BUILDING HIGHLIGHTS

- **Available SF:** ±7,501 SF
- **Office:** ±400 SF with HVAC, large open area and one (1) restroom
- **Loading Doors:** Two (2) grade level doors (12' x 14')
- **Indicated Power:** 200 Amp, 277/480 V, 3 Phase
- **Clear Height:** ±24 min
- **Sprinklers:** Yes
- **Skylights:** Yes
- **Construction:** Concrete tilt-up
- **Zoning:** I-G, General Industrial (City of Stockton)
- Located at Arch Road and the Highway 99 interchange
- Access to Interstate 5 via Arch-Sperry Connector
- **Sale Price:** **\$625,000**

### WAREHOUSE INTERIOR



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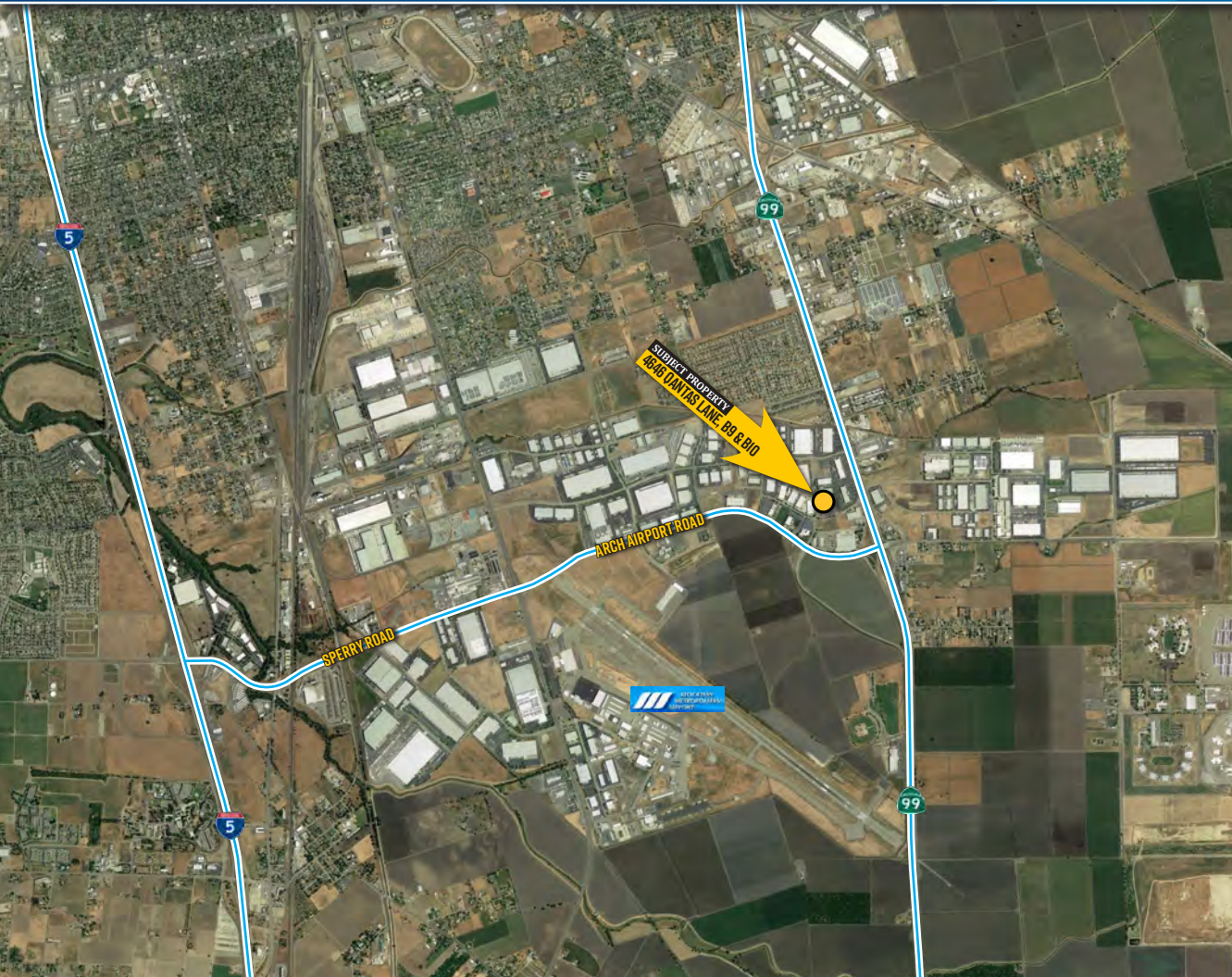




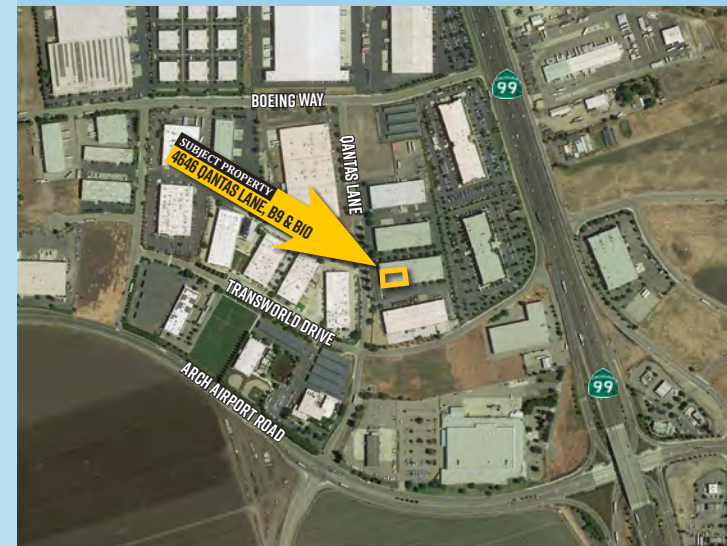
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LOCAL MAP



REGIONAL MAP



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