

INDUSTRIAL WAREHOUSE CONDOMINIUM FOR SALE/LEASE

4590 QANTAS LANE #A7, STOCKTON, CA



26,880± SF | DOCK HIGH AND GRADE LOADING

LISTING DATA

AVAILABLE: 26,880± SF
OFFICE: 2,665± SF including showroom/
bullpen area, private offices & 2
restrooms
CLEAR HEIGHT: 22'± Min
INDICATED POWER: 400 Amps, 277/480 volts, 3-Phase
GRADE DOORS: Three (3)
DOCK DOORS: Three (3)
ZONED: I-G (City of Stockton)

COMMENTS:

- Concrete tilt-up construction
- Fully sprinklered
- Fluorescent lighting and skylights in warehouse
- Located in the Stockton Airport Industrial Park and surrounded by corporate occupiers
- Excellent access to Hwy 99 via Arch Road Interchange

ECONOMIC DATA

LEASE RATE: \$0.65 PSF / MO, NNN
SALE PRICE: \$3,360,000.00



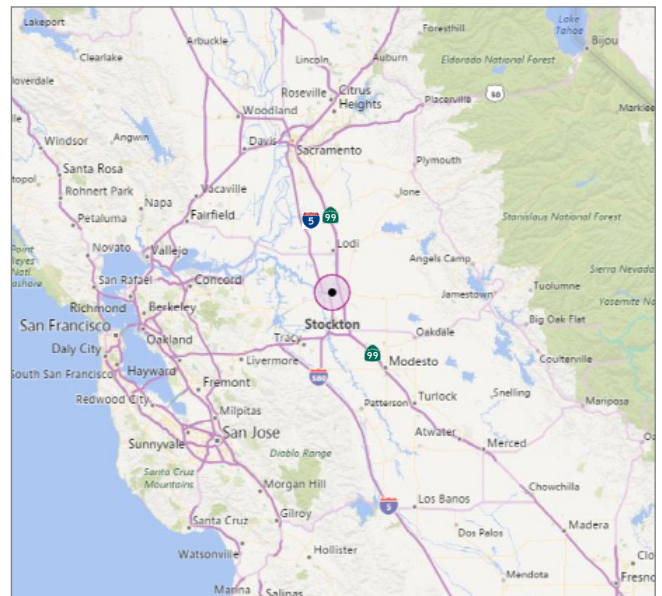
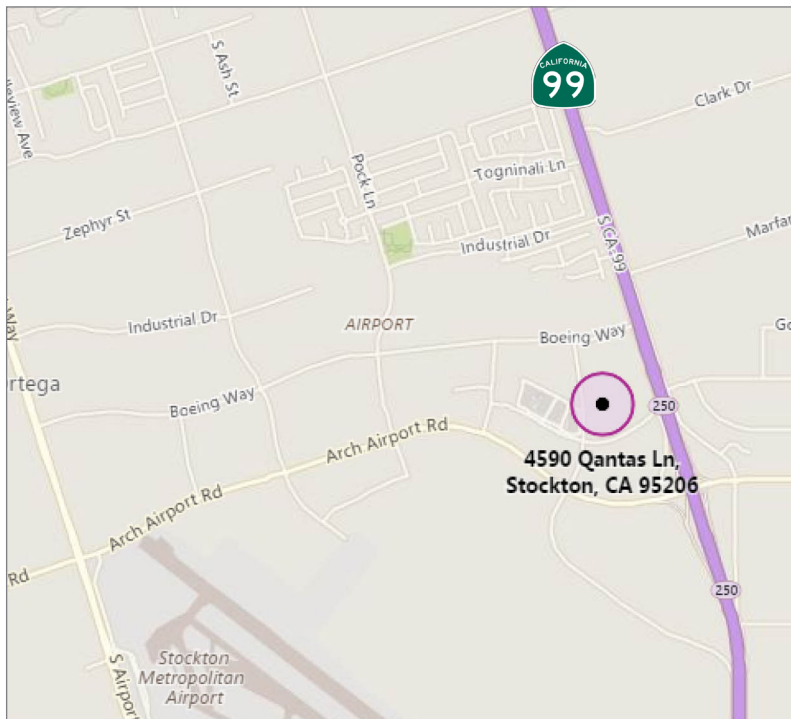
CONTACT

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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