

# WAREHOUSE/DISTRIBUTION BUILDING W/LARGE YARD FOR LEASE

## TRIANGLE INDUSTRIAL PARK

2136 PONY EXPRESS COURT, STOCKTON, CA

**AVAILABLE SF:** 90,625± SF  
**LAND:** 5.31± Acres  
**OFFICE SF:** 2,000± SF which includes:  
Reception area, seven (7) private offices, four (4) restrooms, break room and conference room  
**LOADING DOORS :** 8 Dock (4 w/pit levelers, all with shelters)  
9 Grade Level  
**CLEAR HEIGHT :** 26'±  
**POWER :** 800 Amps, 480/277 Volts, 3 Phase  
**WHSE LIGHTING :** LED plus skylights  
**SPRINKLERS :** 0.33GPM/3,000 SF  
**COLUMN SPACING:** 40' X 50'  
**ZONING :** I-G (Industrial General, City of Stockton)

### COMMENTS:

Brand new 25 year roof with insulation. Completely fenced/secured site. Excellent access to Hwy 99 via two STAA interchanges - Mariposa Road and Golden Gate Ave. Excess yard for truck staging, trailer parking, or equipment/product storage.

**LEASE RATE:** \$0.68 psf / NNN

### Jim Martin, SIOR

BRE #01214270  
jmartin@lee-associates.com  
D 209.983.4088

### Mark Reckers, SIOR

BRE #00938704  
mreckers@lee-associates.com  
D 209.983.6838



SHOWN BY APPOINTMENT ONLY - DO NOT DISTURB OCCUPANT



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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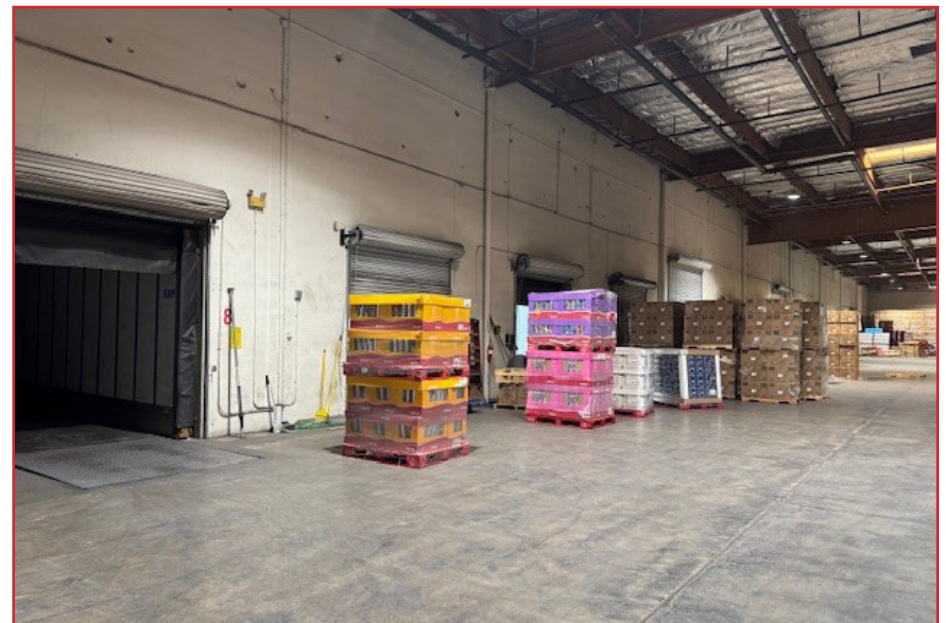
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### INTERIOR PHOTOS



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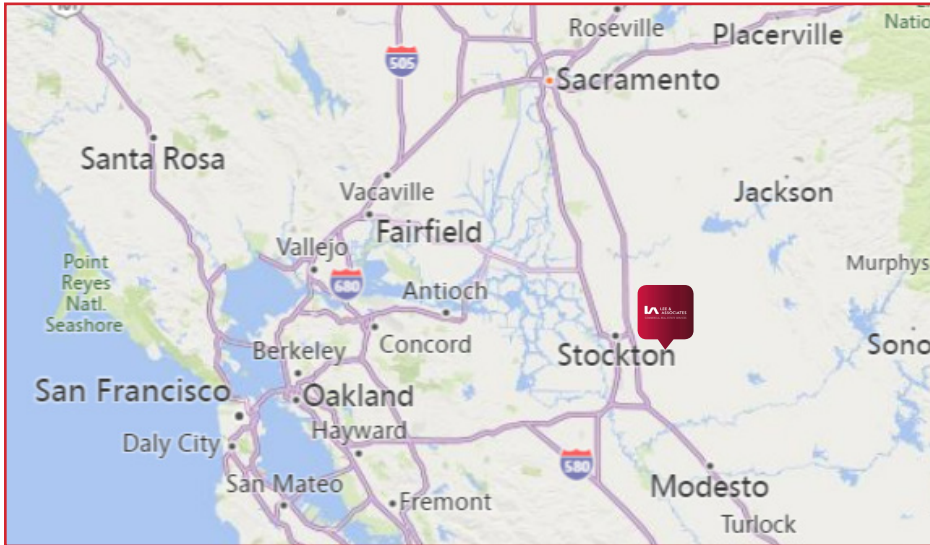
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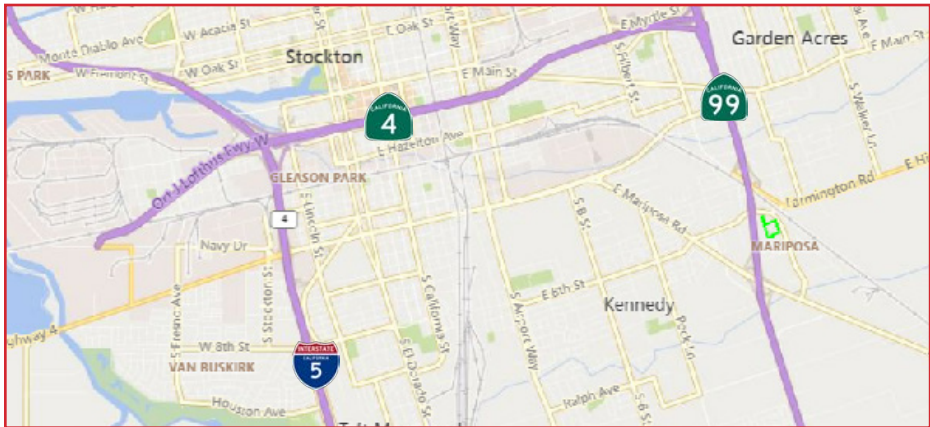
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**SUBJECT**



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BRE #01214270

[jmartin@lee-associates.com](mailto:jmartin@lee-associates.com)

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