



INDUSTRIAL SPACE FOR LEASE

11,200 SF
\$0.85 NNN RATE
\$0.32 CAM

John Brennan
President

2870 Gateway Oaks Drive, Suite 110
Sacramento, CA 95833

Email: john@brennanproperties.com

Mobile: 916.812.2493

DRE License #01737805

PROPERTY HIGHLIGHTS

- Outstanding location adjacent to Interstate 5 and French Camp Road exit in Stockton
- Located in Grupe Business Park along with companies such as Valley Pacific Petroleum Services, Condor Earth Technologies, and Butler Construction.
- Corporate neighbors – Teichert, Honda, UNFI, HD Supply



BUILDING HIGHLIGHTS

- Year built - 1993
- Building size – 22,400 SF
- Acres – 1.53
- Clear height – 20 ft to structure
- Grade level doors - 7
- Fire suppression – 0.33/3000 SF
- Construction – Reinforced concrete
- Zoning - I-G (City of Stockton)





199 Frank Circle West, Stockton CA

±22,400 SF

MATURE INDUSTRIAL BUSINESS PARK SETTING





CLEAN + MODERN OFFICE FINISHES

- 4,000 SF of office space available on a stand-alone basis
- LED lighting
- IT cabinet in suite
- New HVAC systems



CONDITIONED / INSULATED WAREHOUSE
