



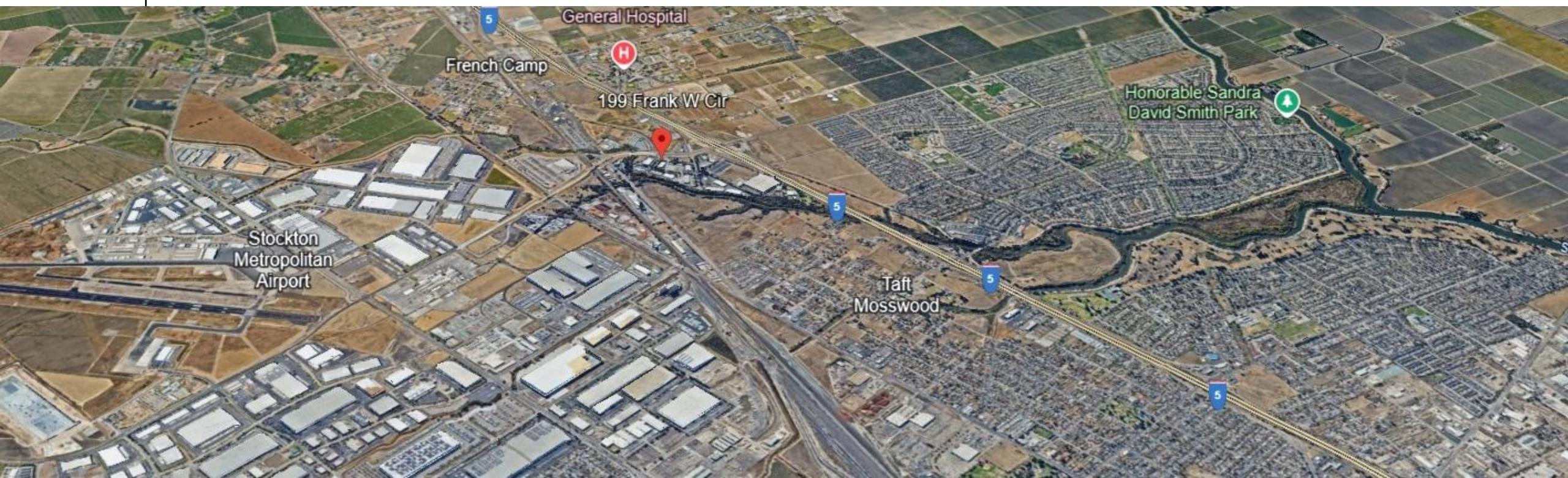
## INDUSTRIAL SPACE FOR LEASE

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

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# 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

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## CLEAN + MODERN OFFICE FINISHES

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



## CONDITIONED / INSULATED WAREHOUSE

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