

For Sale or Lease



±24,000 SF Warehouse on ±0.88 Acres

741 S. Airport Way

Stockton, CA 95205

Seller financing available with terms to be negotiated

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Accelerating success.

Property Specifications

741 S. Airport Way

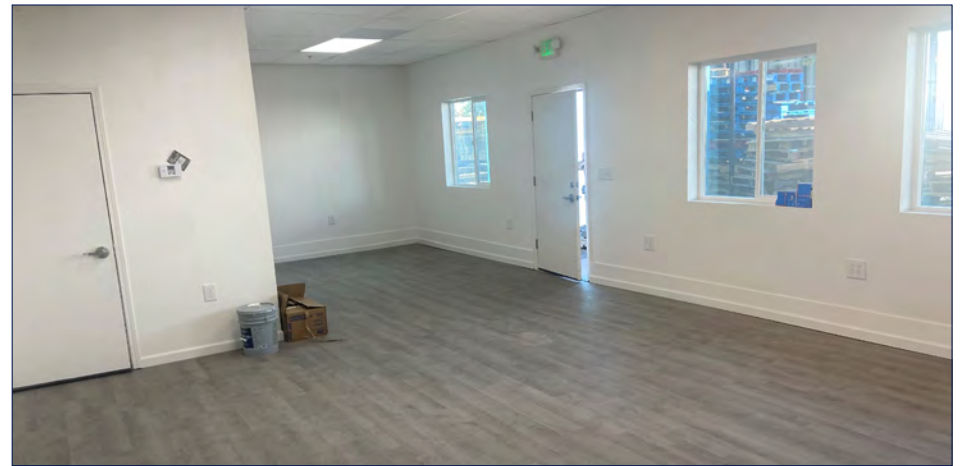
Stockton, CA 95205

SITE & BUILDING FEATURES

Building Size:	±24,000 Sq. Ft.
Acres:	±0.88 acres
Office:	±3,500 Sq. Ft. including 2,700 Sq. Ft. of two (2) story office
Dock Loading:	Two (2) dock positions
Grade Level Doors:	Two (2) (12' x 14')
Yard:	Fenced and paved; includes a 1,260 Sq. Ft. covered overhang. Access to yard via Pilgrim Street
Clear Height:	±18'
Indicated Power:	300 amps, 240V, 3-phase (ability to upgrade to 400 amps)
Sprinklers:	Yes
Construction Type:	Concrete tilt-up
Zoning:	I-L, Limited Industrial (City of Stockton)

Sale Price: \$2,200,000 (\$91.67 PSF)

Lease Rate: \$0.55 psf, NNN



Location Aerial

741 S. Airport Way

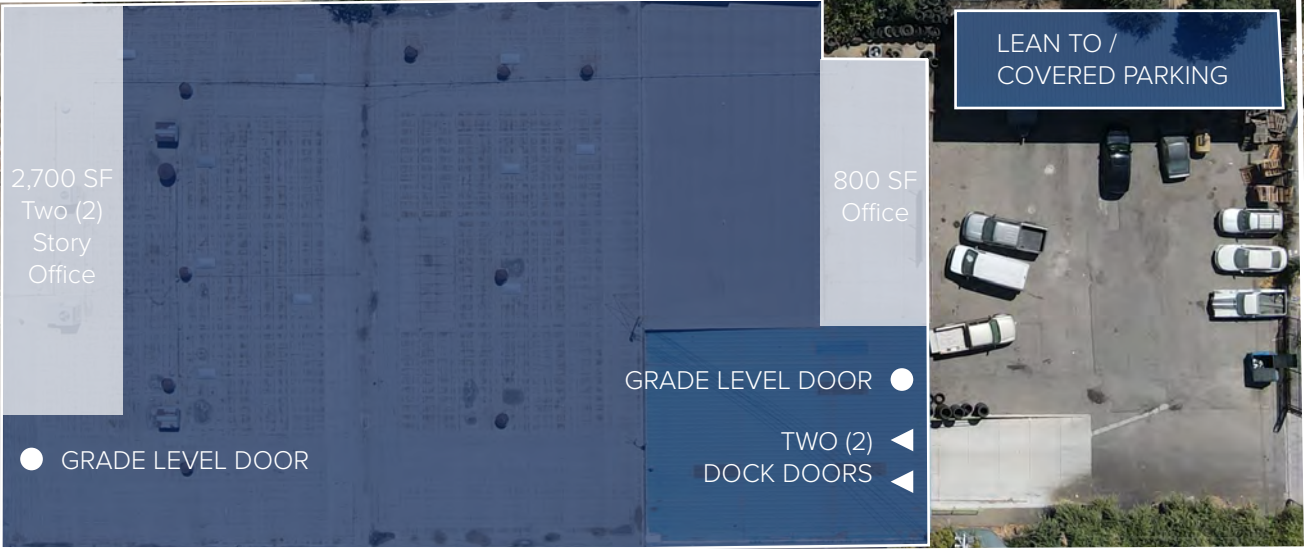
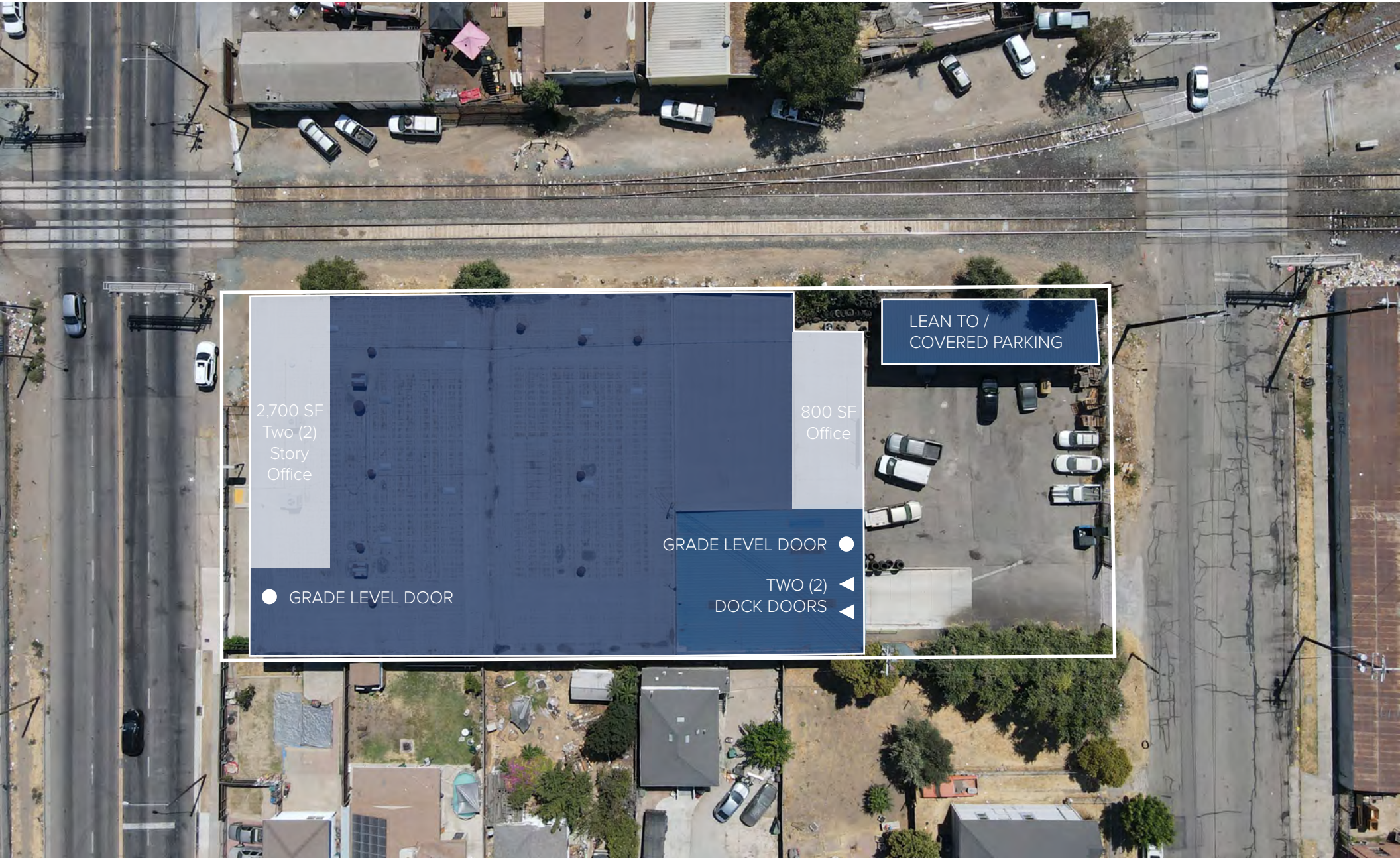
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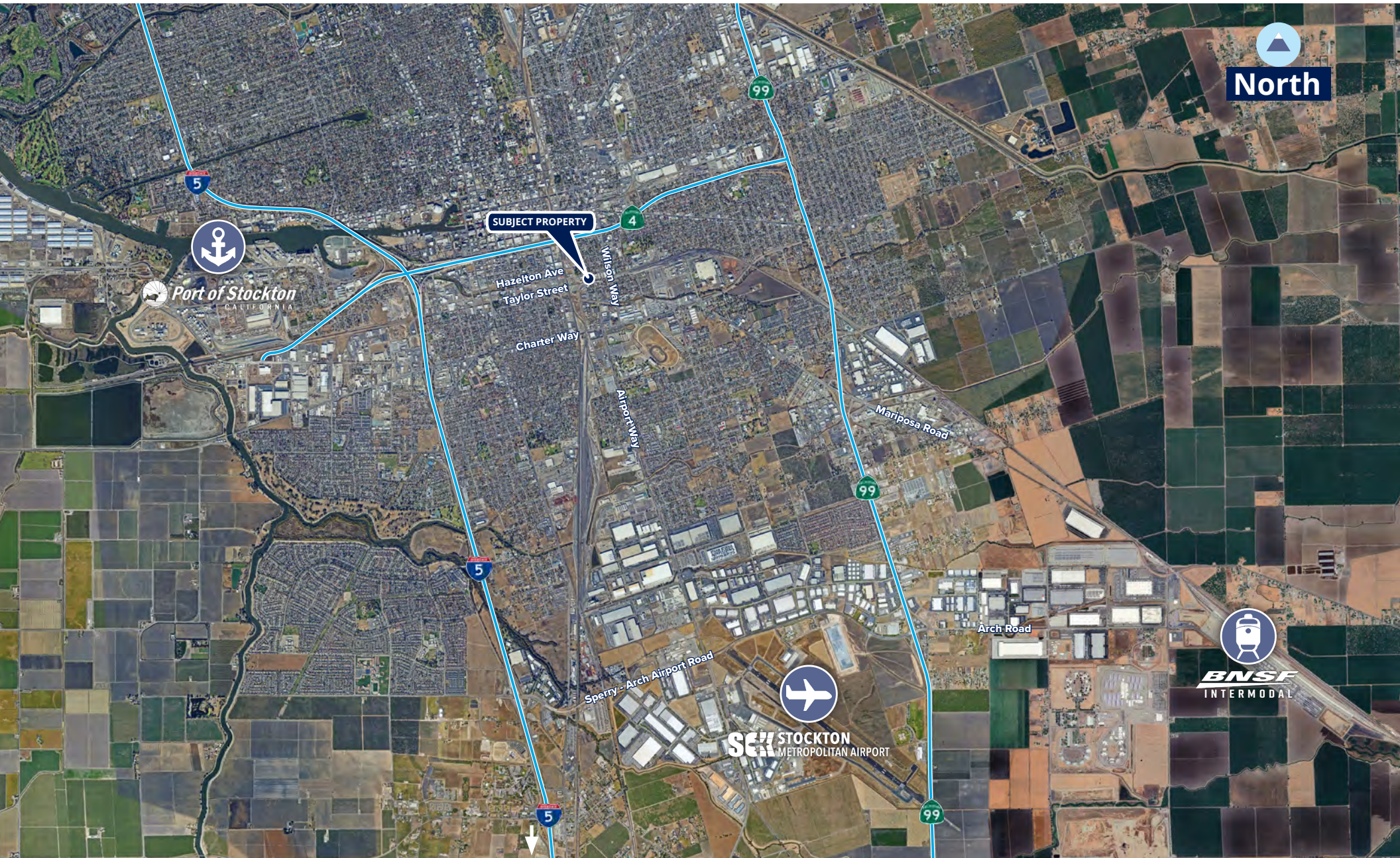


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