

WEST LANE BUSINESS CENTER

FOR LEASE: LIGHT INDUSTRIAL, SALES SERVICE UNITS



EXCLUSIVE BROKERS

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2538 WEST LANE, STOCKTON CA 95205

PROPERTY FEATURES

- Total Building Size - ±42,395 SF
- Building A Size - ±14,479 SF
- Building B Size - ±27,616 SF
- Attractive Glass Storefronts
- Fenced & Secured
- Sprinklers - Wet System
- Fluorescent Lighting
- 12' - 14' Clear Height
- Grade Level Loading (12' x 14')
- Auto Parking - 88 Stalls
- Zoning - I-G, General Industrial
- Office & Showroom
- Centrally Located in the El Pinal Industrial Park
- Signage Opportunity

NEWLY COMPLETED RENOVATIONS

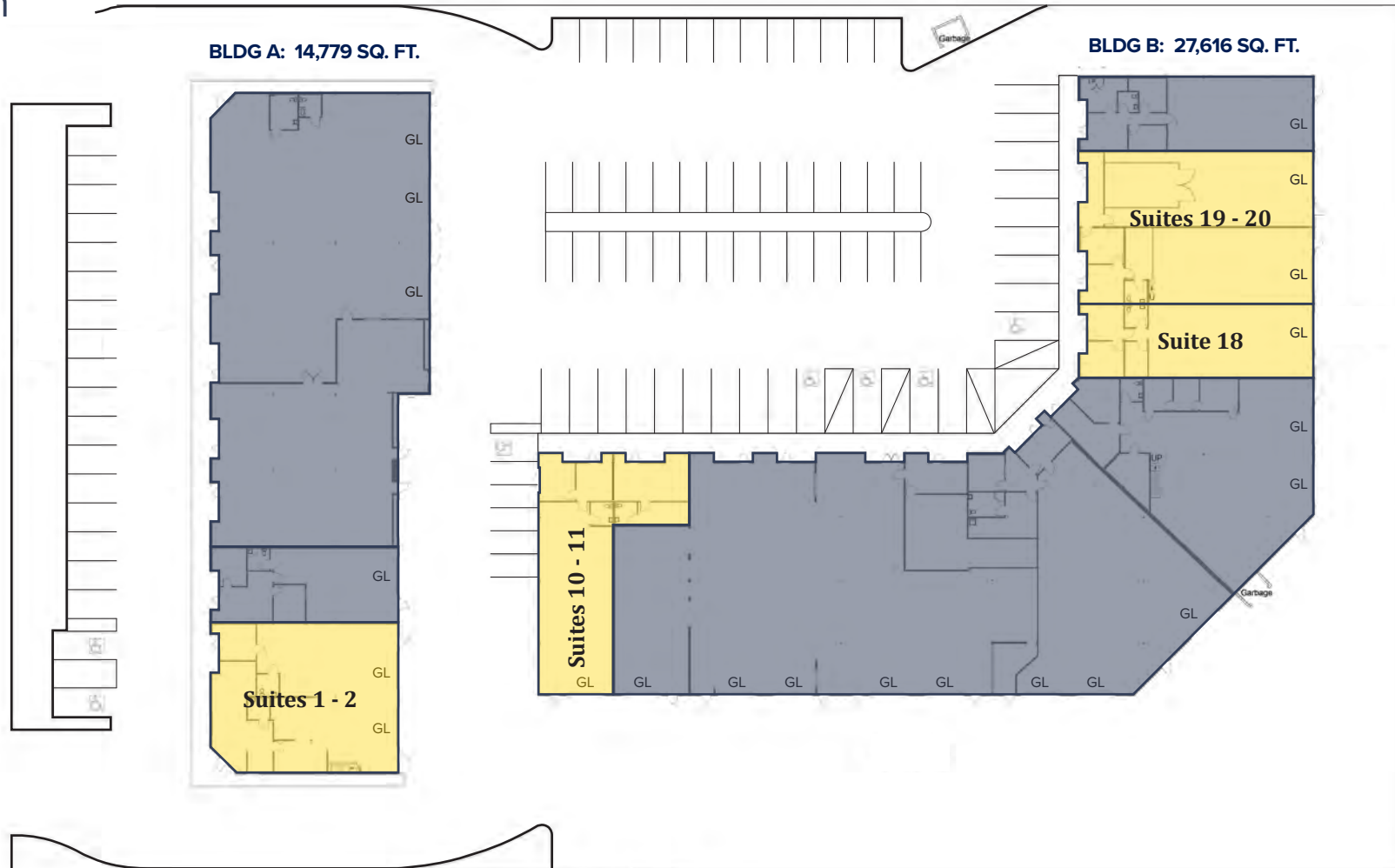
- New Fence with Security Gates
- Painted Buildings
- Striped Parking
- New Warehouse and Office Improvements Planned in Vacant Units
- Upgraded Landscaping

Under New Ownership:



WEST LANE BUSINESS CENTER

Site Plan



AVAILABILITIES

■ - AVAILABLE

■ - LEASED

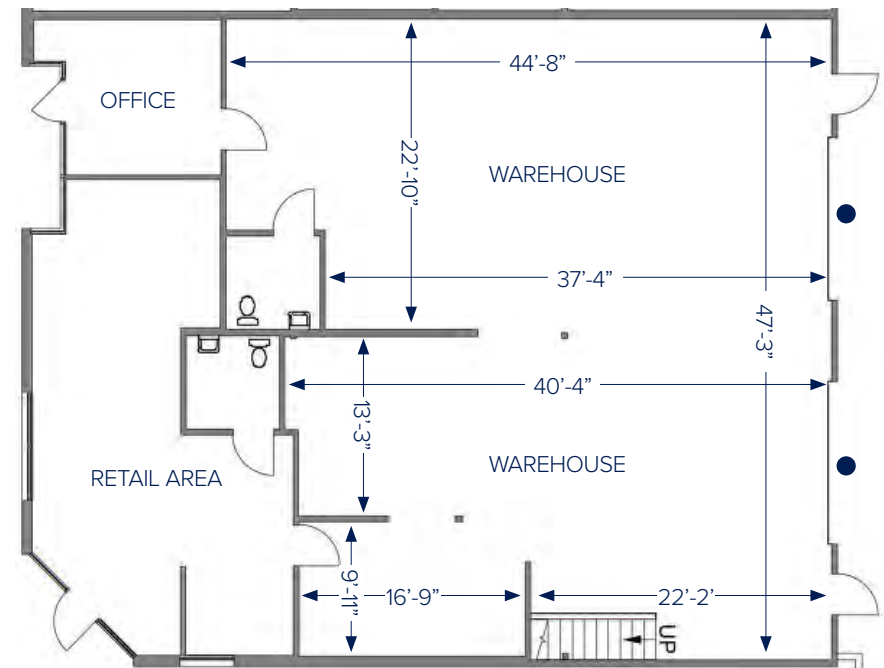
BUILDING	SUITES	TOTAL SF	OFFICE / SHOWROOM SF	WAREHOUSE SF	ASKING RENT	RENT TYPE	DATE AVAILABLE
A	1 - 2	±3,703	±698 / ±288 MEZZ	±3,005	\$1.10 PSF/MO	INDUSTRIAL GROSS	3/1/2026
B	10 - 11	±2,406	±720	±1,686	\$1.00 PSF/MO	INDUSTRIAL GROSS	3/1/2026
B	18	±1,800	±500	±1,300	\$1.10 PSF/MO	INDUSTRIAL GROSS	NOW
B	19 - 20	±3,766	±500	±3,266	\$1.00 PSF/MO	INDUSTRIAL GROSS	1/1/2026

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Floor Plan - Building A - Suites 1 - 2

- ±3,703 Total SF
- ±698 Office SF / ±288 Mezzanine SF
- ±3,005 SF Warehouse SF
- 2 Grade Level Doors (12' x 14')
- ±12' - 14' Clear Height
- 200 amps, 120/208v, 3-phase indicated power
- LED Lighting
- Asking Rent - \$1.10 psf, Industrial Gross
- Available 3/1/2026

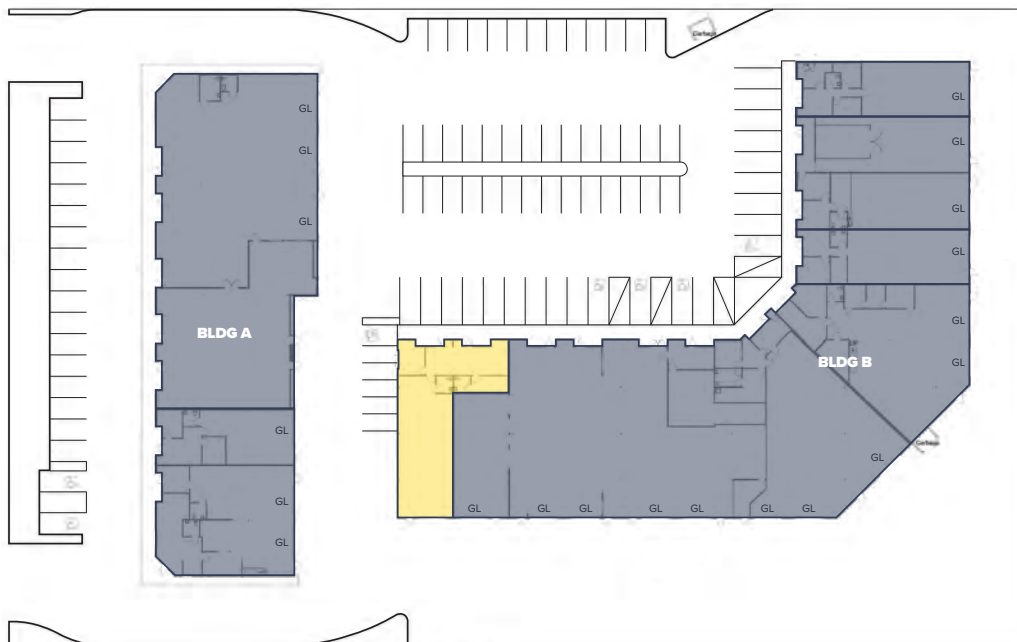
● - GRADE LEVEL DOORS



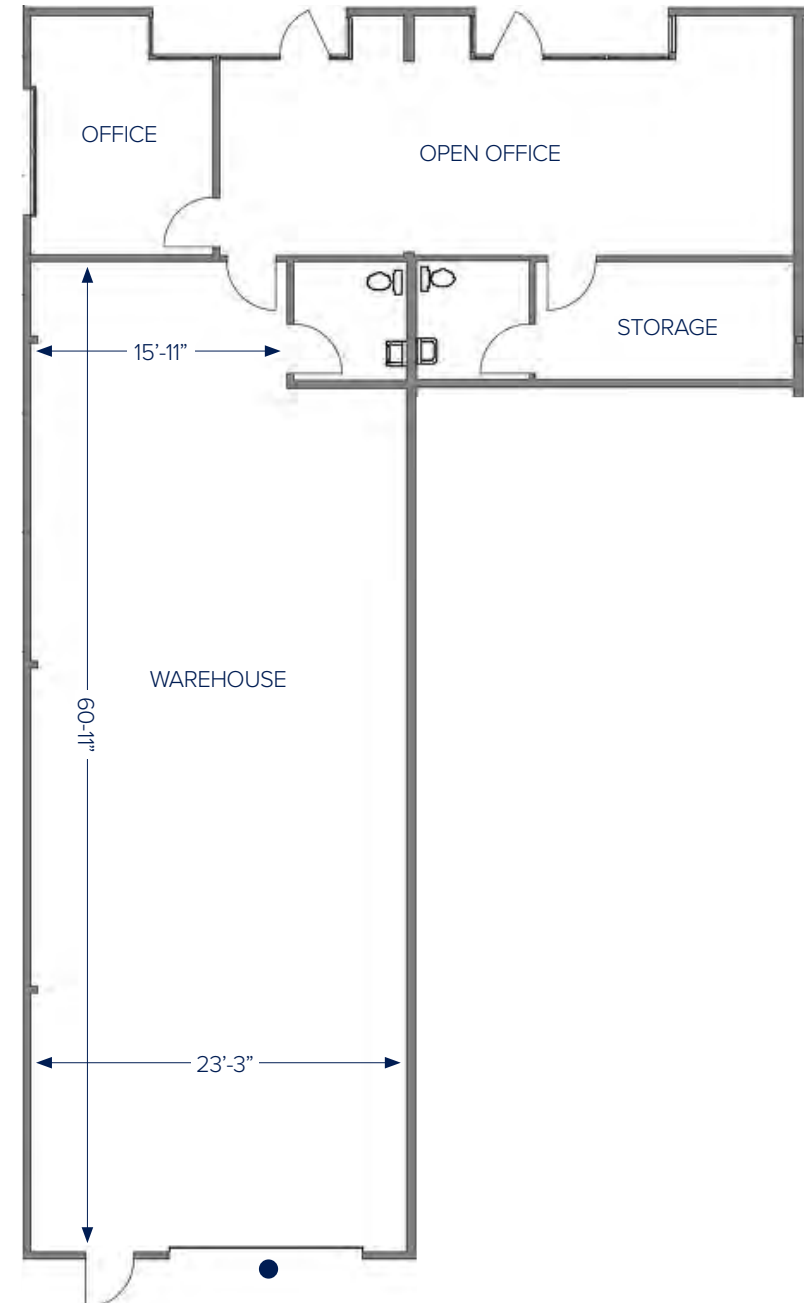
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Floor Plan - Building B - Suite 10 - 11

- ±2,406 Total SF
- ±720 Office SF
- ±1,686 Warehouse SF
- 1 Grade Level Doors (12' x 14')
- ±12' - 14' Clear Height
- 200 amps, 120/208v, 3-phase indicated power
- LED Lighting
- Asking Rent - \$1.00 psf, Industrial Gross
- Available 3/1/2026



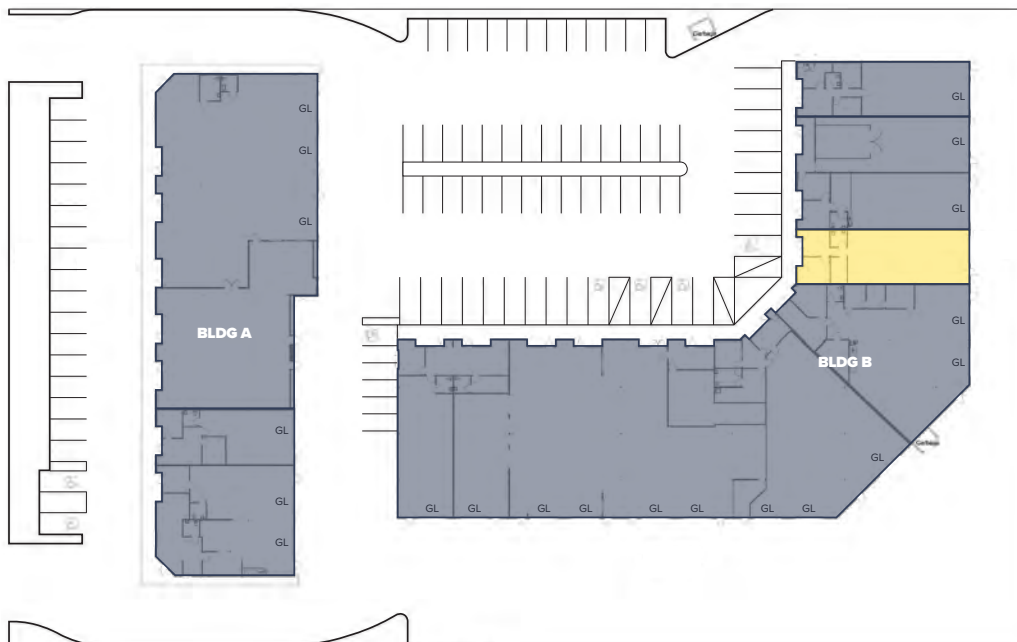
● - GRADE LEVEL DOORS



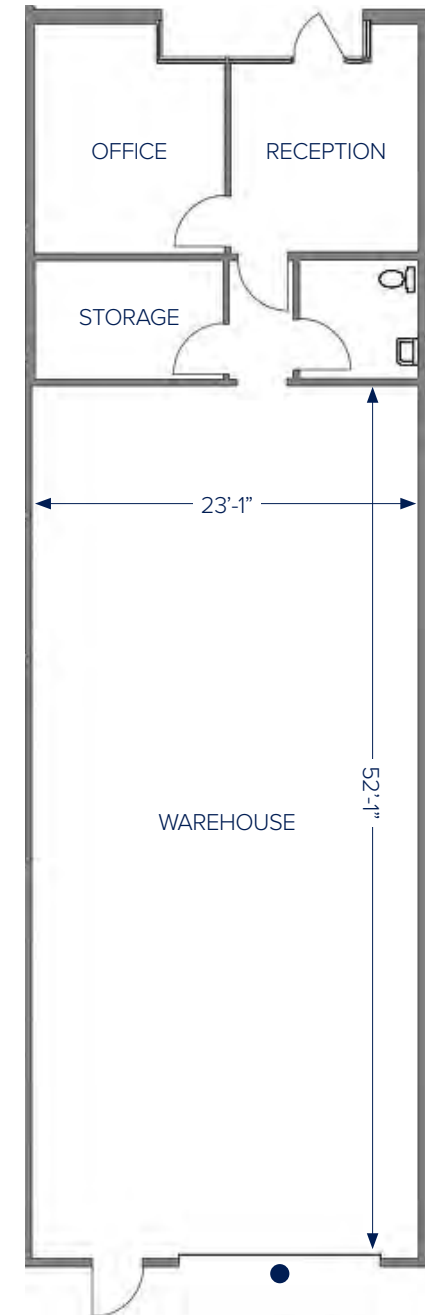
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Floor Plan - Building B - Suite 18

- ±1,800 Total SF
- ±500 Office SF
- ±1,300 Warehouse SF
- 1 Grade Level Doors (12' x 14')
- ±12' - 14' Clear Height
- 200 amps, 120/208v, 3-phase indicated power
- LED Lighting
- Asking Rent - \$1.10 psf, Industrial Gross
- Available Now



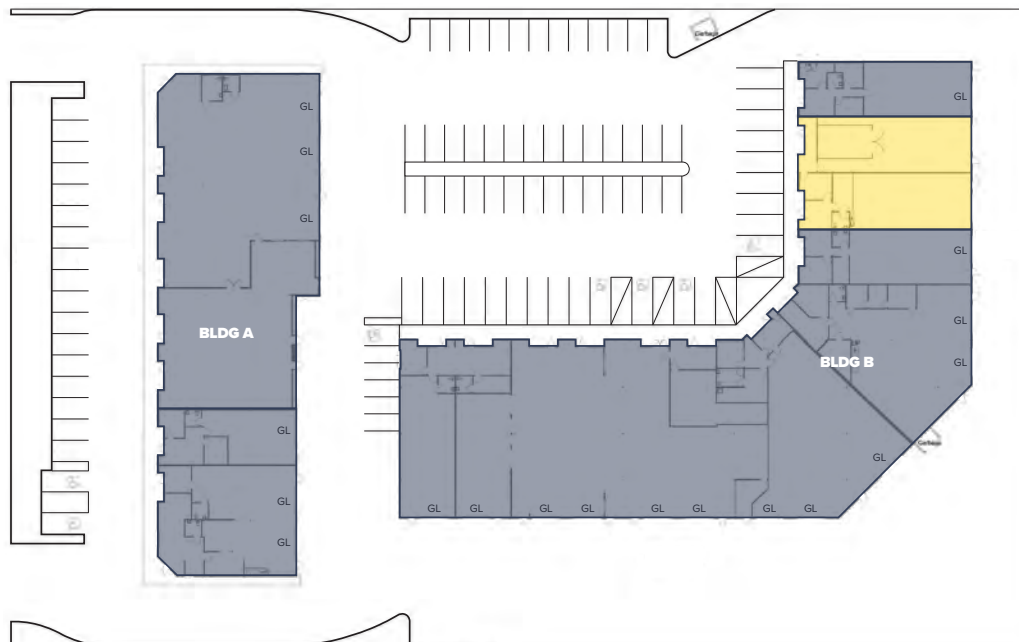
● - GRADE LEVEL DOORS



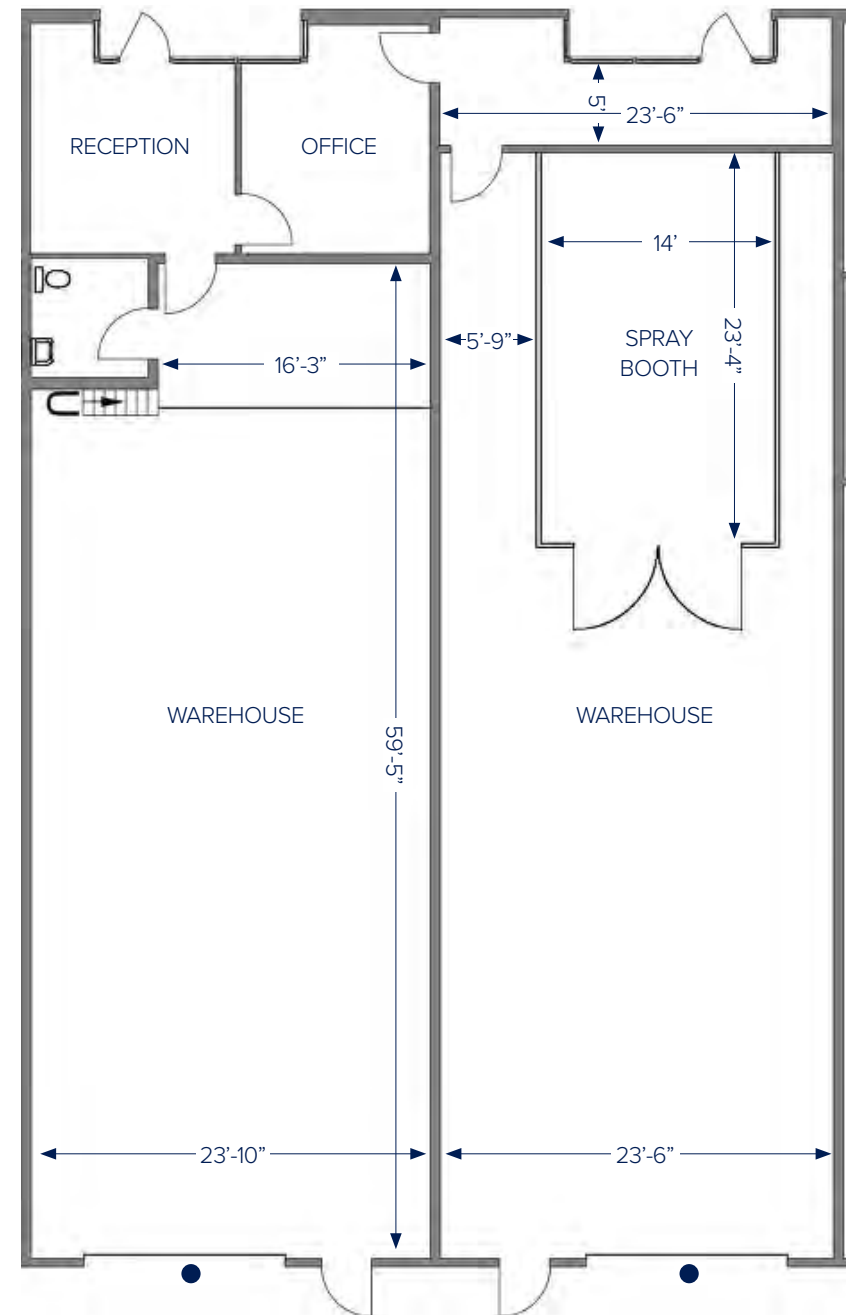
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Floor Plan - Building B - Suites 19 - 20

- ±3,766 Total SF divisible to ±1,800 SF
- ±500 Office SF
- ±3,266 Warehouse SF
- 2 Grade Level Doors (12' x 14')
- ±12' - 14' Clear Height
- 200 amps, 120/208v, 3-phase indicated power
- Fluorescent Lighting (will be upgraded with LED)
- Asking Rent - \$1.00 psf, Industrial Gross
- Available 1/1/2026



● - GRADE LEVEL DOORS



WEST LANE BUSINESS CENTER

Property Images



WEST LANE BUSINESS CENTER

Corporate Neighbors & Amenities



CORPORATE NEIGHBORS

- 1 ACE
- 2 J&J Quality Door
- 3 Granite Expo
- 4 Metal Finishing Solutions
- 5 Sumiden Wire
- 6 PG&E
- 7 United Road
- 8 San Joaquin Electrical Training Institute
- 9 Bockman & Woody
- 10 Alpinebay
- 11 Vinotheque
- 12 CCI Inc
- 13 TriValley Recycling
- 14 Levoti Heating & Air
- 15 AMR



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ABOUT THE PROPERTY

West Lane Business Center consists of two multi-tenant sales service, light industrial buildings totaling $\pm 42,395$ SF located on ± 2.82 acres. Building A consists of $\pm 14,779$ SF with six (6) grade level doors, and Building B consists of $\pm 27,616$ SF with fifteen (15) grade level doors. The Property is currently demised into eleven (11) units and can be demised further if warranted. West Lane Business Center offers companies the flexibility to expand or contract as their business evolves. There is abundant parking throughout the Property. The site is zoned General Industrial (IG) allowing for a wide variety of uses.

LOCATION

West Lane Business Center is ideally located in the Central Stockton Submarket with access to both Highway 99 and Interstate 5 along with Highway 4, providing for convenient servicing access to the entire Central Valley. The Property is located near the intersection of West Lane and Alpine Avenue and is a part of the larger, well established El Pinal Industrial Park.