



For Lease

±4,191 SF Industrial Space w/ Grade Level Loading

Fairgrounds Industrial Park NEC of Wilson Way & Charter Way

Stockton, CA 95205

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Accelerating success.

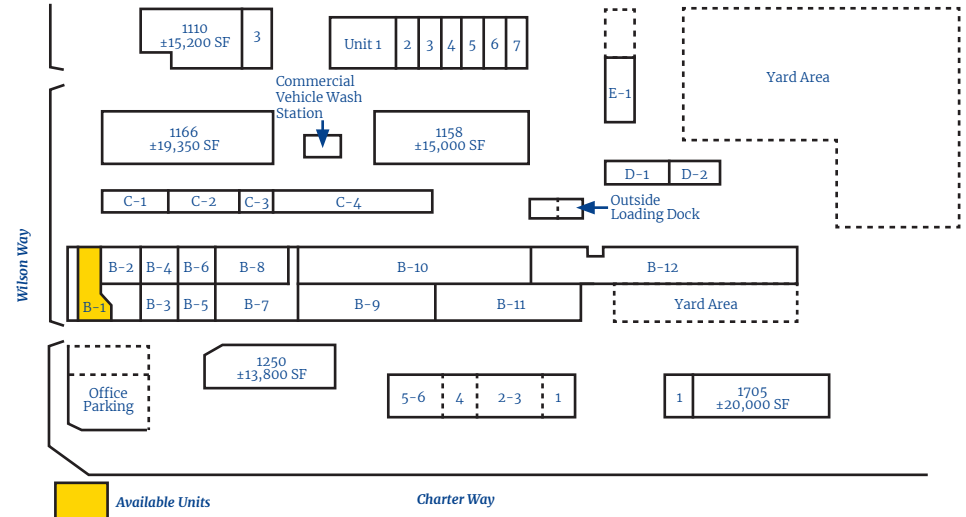


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Property Highlights

21 acre Industrial Park Development
Offering 100% office space and yard
Units range in size from ±2,250 sq. ft. up to ±45,000 sq. ft.
Freestanding buildings range in size from ±6,500 sq. ft. to ±20,000 sq. ft.
Units include grade level doors, existing office or build-to-suit office and ample power
Select units offer overhead crane
Zoned C-M (City of Stockton) & I-G (City of Stockton)
Electrical and natural gas is provided by PG&E
Water is provided by California Water Service Company
Storm drains and sewer provided by the City of Stockton
<i>Fairgrounds Industrial Park is a 21 acre development located in the City of Stockton and consists of 235,000 sq. ft. of fully fenced freestanding and multi-tenant industrial buildings. The property is conveniently located to all major freeways including Hwy 99, I-5 and the Crosstown Freeway. Fairgrounds Industrial Park offers on-site security and an on-site property management. The property is zoned C-M and I-G which can accommodate a wide variety of industrial users ranging from wholesale distributors to manufacturers.</i>



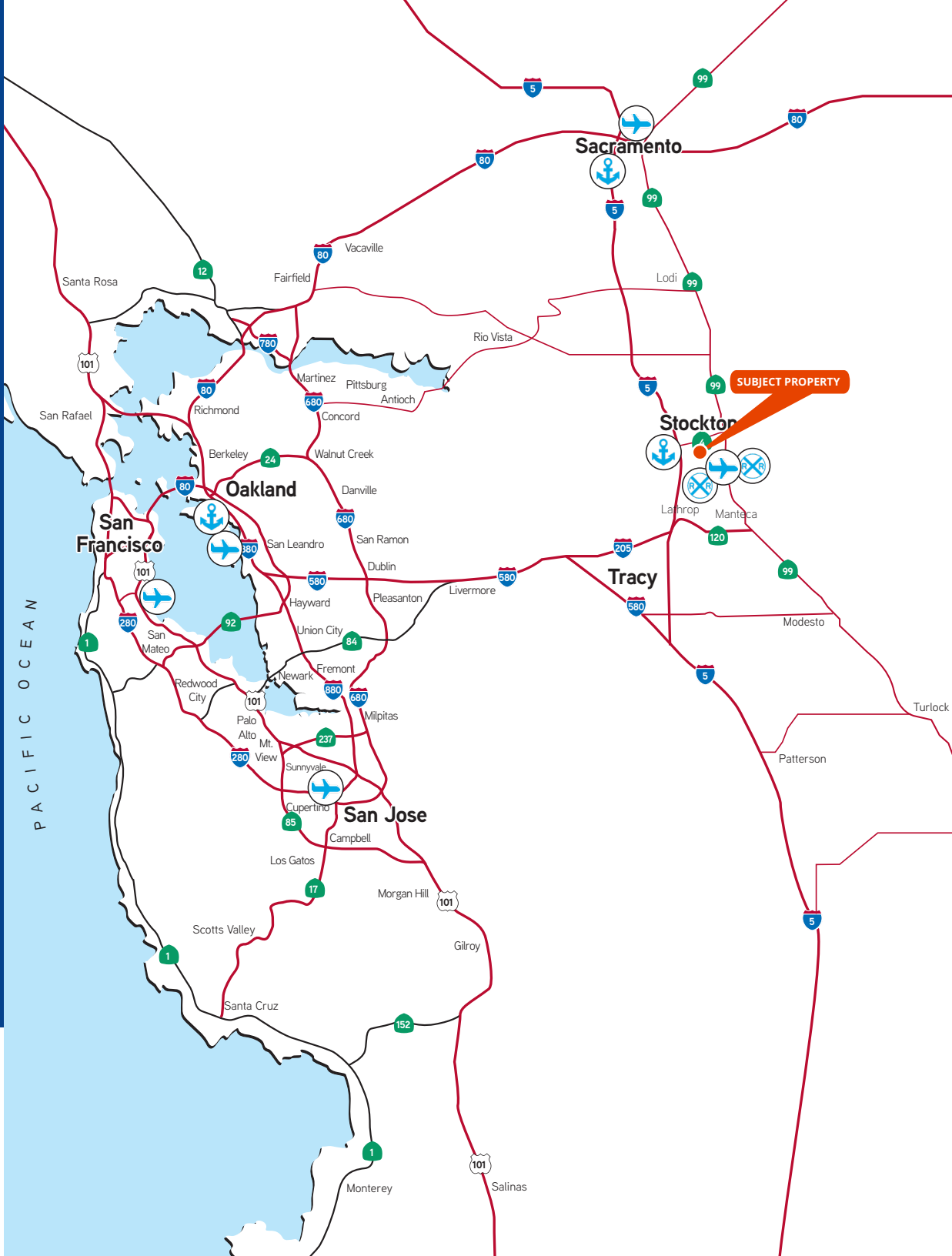
Available Units						
UNIT	SQ. FT.	OFFICE	GL DOORS	YARD	FEATURES	ASKING RENT
B-1	±4,191	±2,000	ONE (1)	NONE	CLEAR SPAN	\$0.70 PSF, GROSS



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