

# WAREHOUSE/DISTRIBUTION BUILDING W/LARGE YARD FOR LEASE

## TRIANGLE INDUSTRIAL PARK

2136 PONY EXPRESS COURT, STOCKTON, CA



**AVAILABLE SF:** 90,625± SF

**LAND:** 5.31± Acres

**OFFICE SF:** 2,000± SF which includes:  
Reception area, seven (7) private offices, four (4) restrooms, break room and conference room

**LOADING DOORS :** 8 Dock  
(4 w/pit levelers, all with shelters)  
9 Grade Level

**CLEAR HEIGHT :** 26'±

**POWER :** 800 Amps, 480/277 Volts, 3 Phase

**WHSE LIGHTING :** New LED light fixtures (180 total)

**SPRINKLERS :** 0.33GPM/3,000 SF

**COLUMN SPACING:** 40' X 50'

**ZONING :** I-G (Industrial General, City of Stockton)

### COMMENTS:

Brand new 25 year roof with insulation. Completely fenced/secured site. New asphalt surface, seal and striping. New paint, interior/exterior warehouse walls and all offices/restroom and breakrooms. New flooring throughout all office areas. All loading doors replaced. All floor joints epoxy filled. Excellent access to Hwy 99 via two STAA interchanges - Mariposa Road and Golden Gate Ave. Excess yard for truck staging, trailer parking, or equipment/product storage.

**LEASE RATE: \$0.68 psf / NNN**

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**INTERIOR AND EXTERIOR RENOVATIONS/REFRESH COMPLETE!**

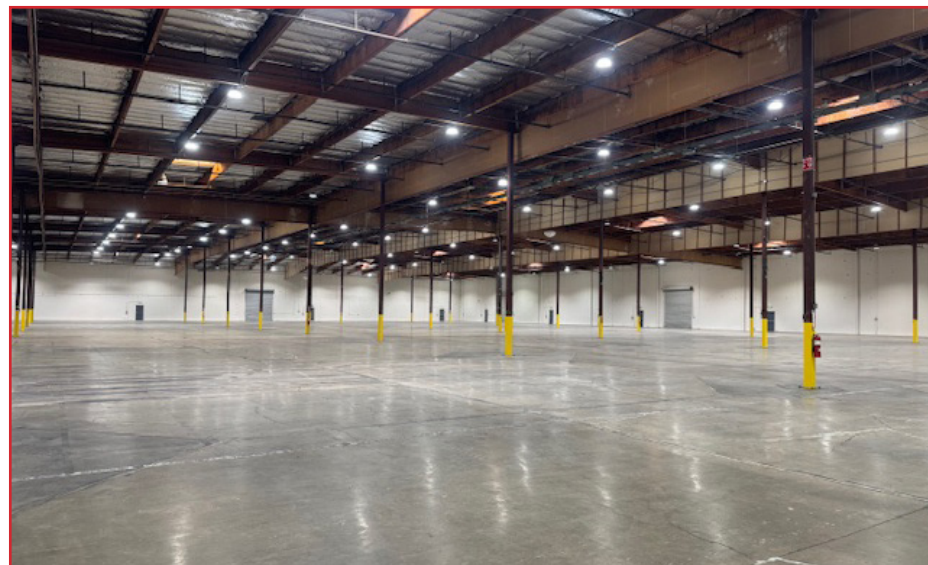


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COMMERCIAL REAL ESTATE SERVICES



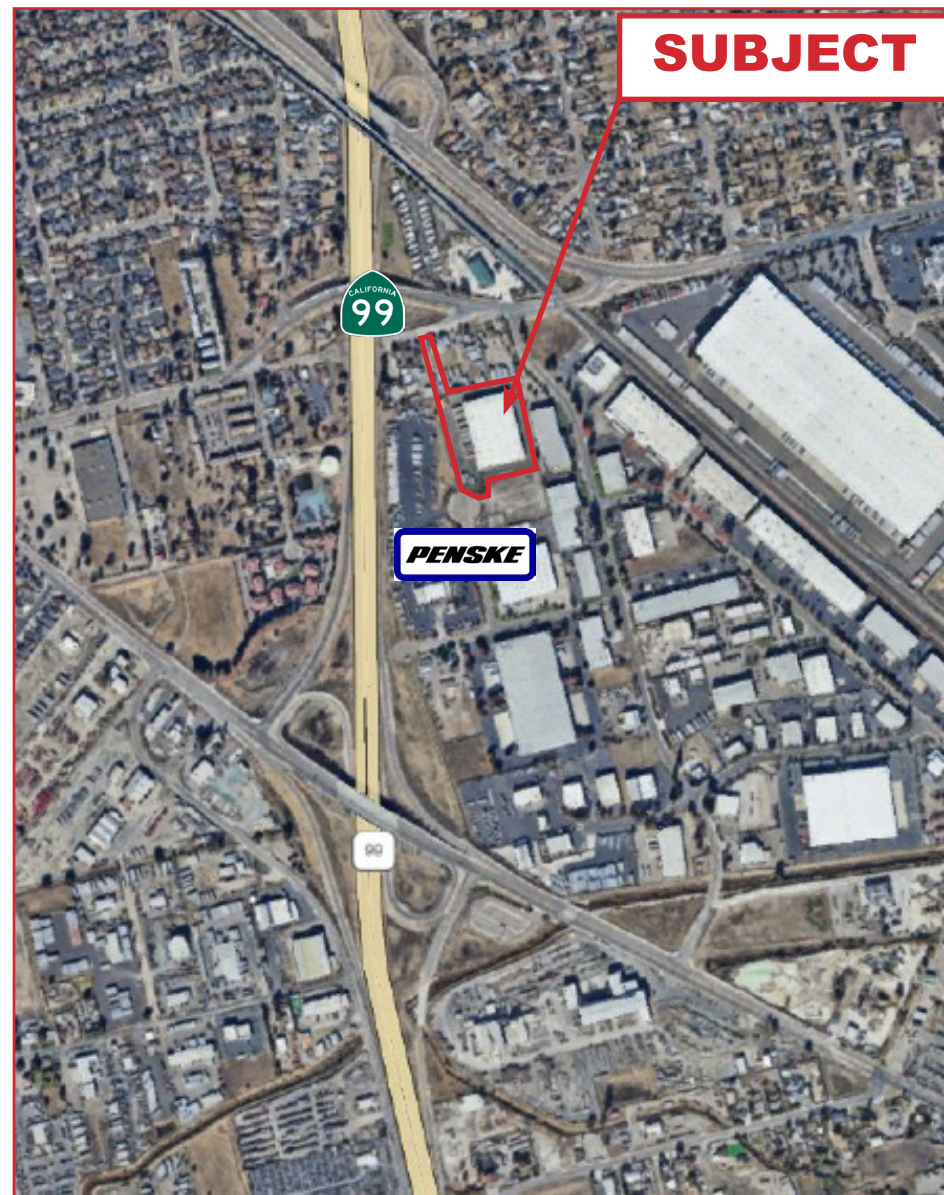
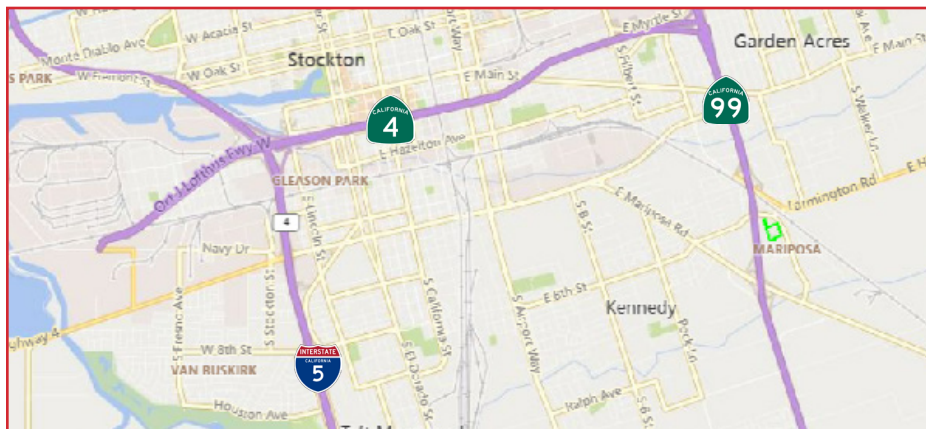
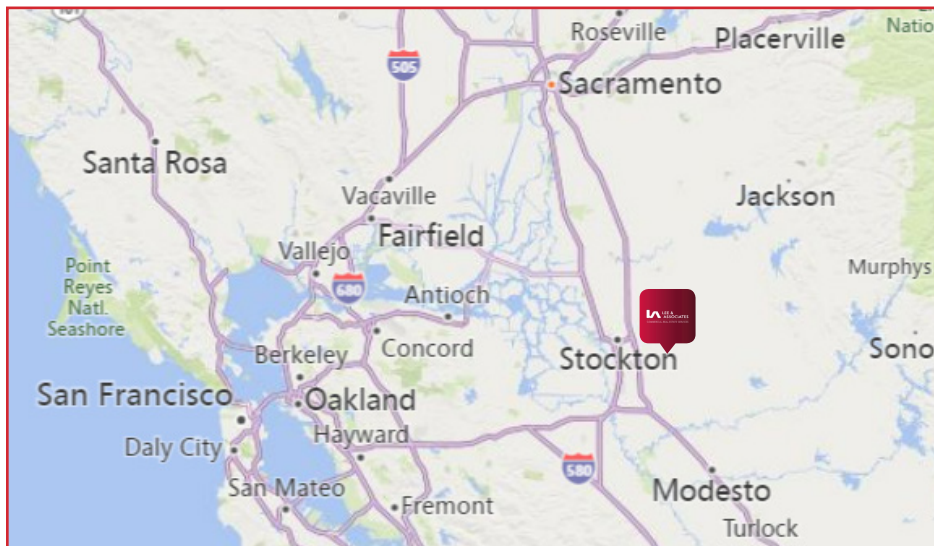


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