

INDUSTRIAL FOR LEASE
DISTRIBUTION WAREHOUSE WITH DOCK LOADING
2403 STAGECOACH ROAD, STOCKTON, CA



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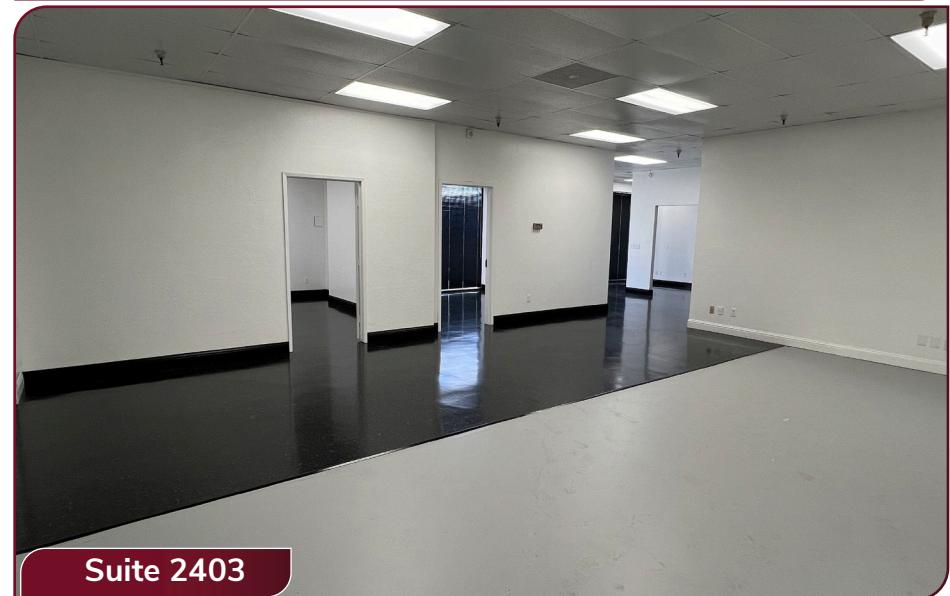
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PROPERTY OVERVIEW

TOTAL BUILDING SF:	31,780± SF
DIVISIBLE TO:	12,904± SF
SUITE 2401:	18,876± SF with 1,000± SF office
SUITE 2403:	12,904± SF with 3,245± SF showroom/office
LAND SIZE:	1.34± ACRES
APN:	173-320-18
CONSTRUCTION TYPE:	Concrete Tilt-Up
CLEAR HEIGHT:	18'± minimum
POWER:	400 Amp, 110/208 Volt, 3 Phase
DOCK HIGH DOORS:	Two (2)
GRADE LEVEL DOORS:	Three (3)
ZONING:	IG- Industrial General (City of Stockton)
ECONOMIC DATA:	\$.75 PSF, NNN



Suite 2401



Suite 2403

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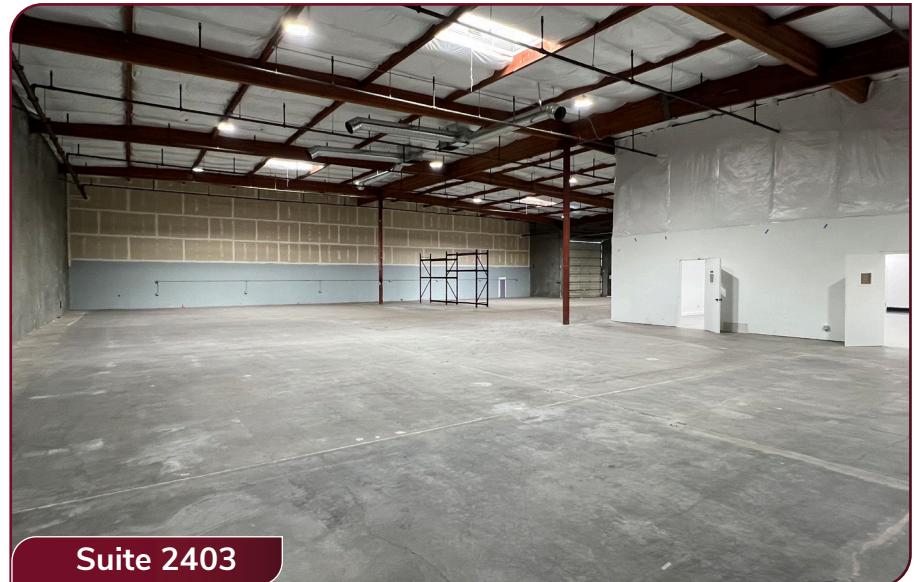
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ADDITIONAL FEATURES

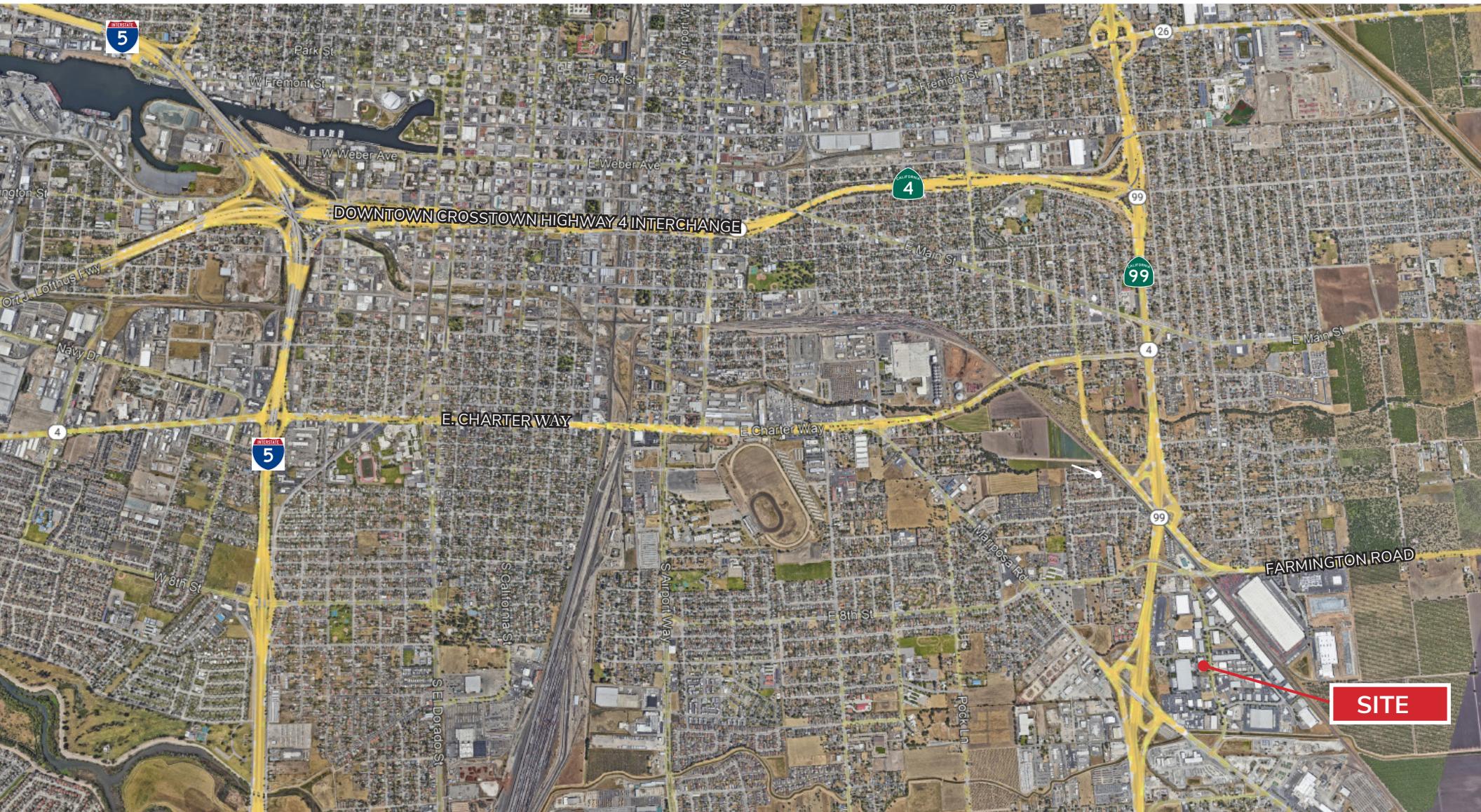
- UNDER NEW OWNERSHIP/MANAGEMENT
- ALL NEW TENANT IMPROVEMENTS INCLUDING:
 - Landscaping
 - Exterior paint
 - Paint and floor coverings in office and restrooms
 - Restroom fixtures
 - Seal coat parking lot
 - LED lighting throughout including motion sensor in warehouse areas
 - Wrought iron fencing / gates
- Located in the Triangle Industrial Park
- Fully sprinklered
- Skylights
- Separately metered suites
- Office Area Features:
 - Open bullpen/showroom, private offices and 2 restrooms per suite
- Paved and fenced parking/yard area
- Immediate access to Highway 99
- Suite 2403 warehouse is insulated with roof mounted HVAC

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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