

For Sale



±28,000 SF Industrial Building on ±11.31 Acres with Additional
±37.57 Acres of Agriculture Zone Land (Can be sold together or separate)

Fairchild Industrial Park

2851 Bozzano Road

Stockton, CA 95215

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PROPERTY SPECIFICATIONS

2851 Bozzano Road

Stockton, CA 95215

SHOP BUILDING SIZE:	±24,000 SF
STORAGE BUILDING SIZE:	±2,000 SF
TWO STORY OFFICE SIZE:	±2,000 SF conditioned office
ACRES:	±11.31 acres improved and ±37.57 acres of ag zoned land
CONSTRUCTION:	Steel frame metal
YARD:	Asphalt, fully fenced and lit
GRADE LEVEL DOORS:	Shop Building Four (4) 14' x 14' offering drive-thru access Storage Building Two (2) 14' x 14' roll up doors
CLEAR HEIGHT:	±24' - 26'
CLEAR SPAN:	Yes
INDICATED POWER:	±3,000 amps, 277/480V, 3-phase
WAREHOUSE LIGHTING:	LED
SKYLIGHTS:	Yes
WATER:	Two (2) wells
SEWER:	Septic
STORM:	On-site
POWER:	PG&E
ZONING:	I-L, Limited Industrial AU-20 / AG-40, Agriculture (San Joaquin County)

ASKING PRICE: \$6,400,000



PARCEL BREAKDOWN

PARCEL 1:	±2.16 acres APN: 101-080-650 I-L, Limited Industrial
PARCEL 2:	±4.73 acres ±28,000 SF APN: 101-080-640 I-L, Limited Industrial (Includes Buildings)
PARCEL 3:	±4.42 acres APN: 101-080-630 I-L, Limited Industrial
PARCEL 4:	±9.54 acres APN: 101-080-170 AU-20, Agriculture
PARCEL 5:	±19.05 acres APN: 101-080-660 AG-40, Agriculture
PARCEL 6:	±4.23 acres APN: 101-080-670 AG-40, Agriculture
PARCEL 7:	±4.75 acres APN: 101-080-680 AG-40, Agriculture

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SURROUNDING OCCUPIERS



2851 Bozzano Road

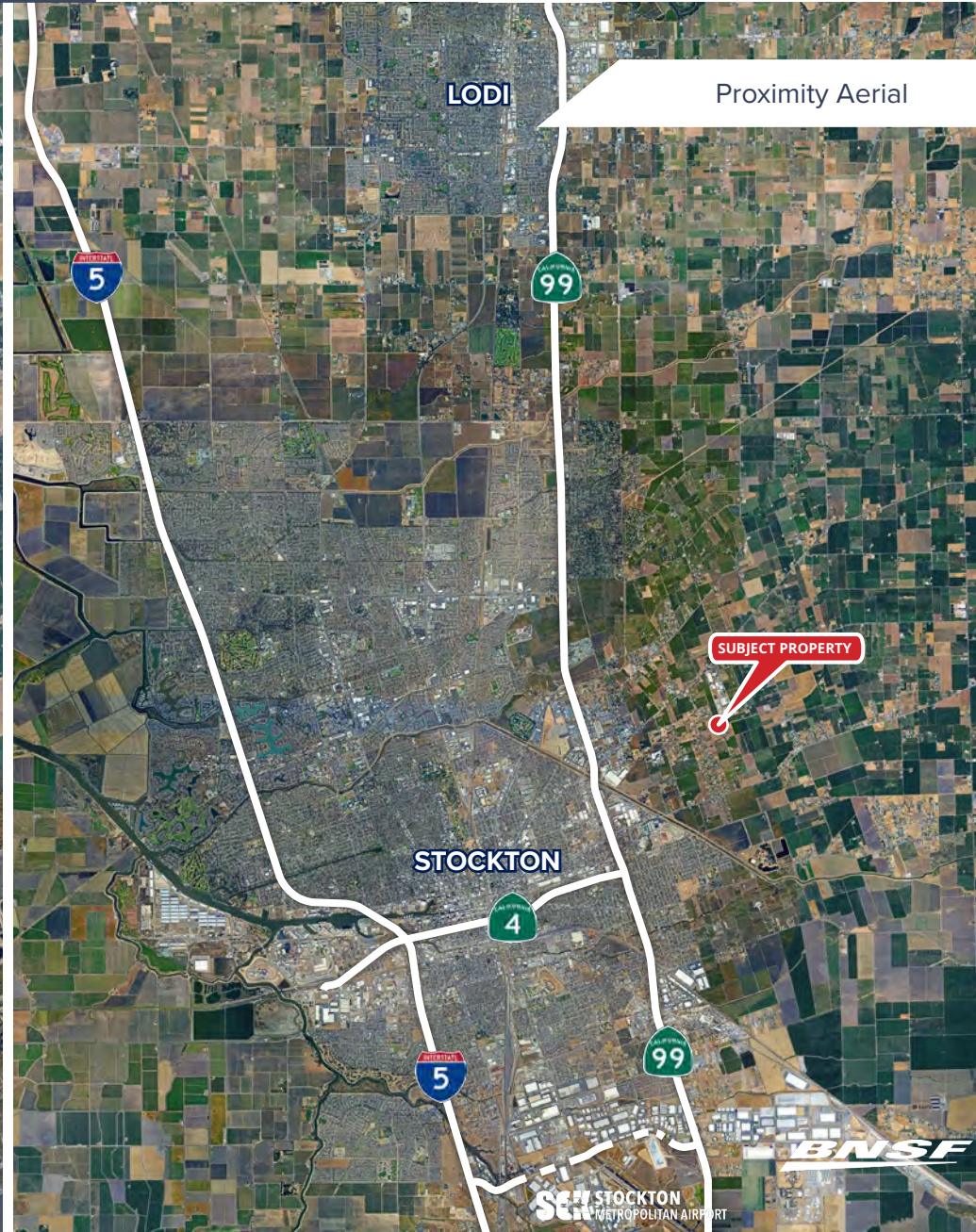
Stockton, CA 95215

Located within one of the largest and fastest growing transportation & distribution hubs in the Western United States. Easy access to freeways (I-5, HWY 99, HWY 4)

Access to Highway & Arterials



Proximity Aerial





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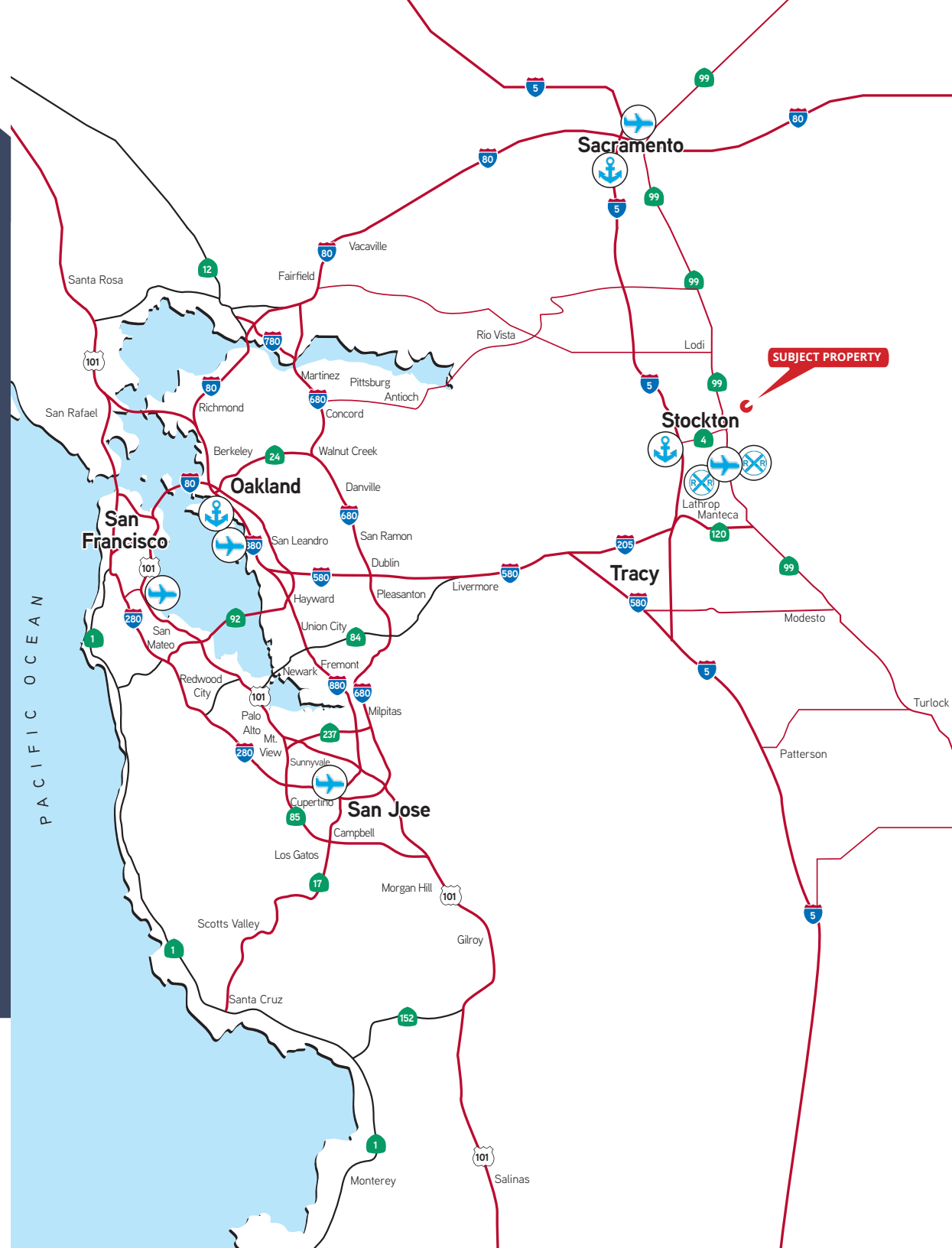
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