

**TRIANGLE INDUSTRIAL PARK**  
**11,760± SF - W/ DOCK FOR SUBLEASE**  
2479 STATION DRIVE | UNIT A | STOCKTON, CA



## LISTING DATA

AVAILABLE SF:	11,760± SF
WAREHOUSE:	9,200± SF
OFFICE:	2,560± SF
PARCEL SIZE:	1.45± Acres
ZONING:	I-G
(General Industrial - City of Stockton)	

### COMMENTS:

- Grade Level Doors: Three (3) (12' x 14')
- Dock Door: One (1)
- Clear Height: 27'
- Column Spacing: 56' x 30'
- Electrical: 600 a, 277/480 v, 3 ph
- Skylights: Yes
- Fluorescent lighting
- Sprinklered
- HVAC
- Mezzanine w/ ladder
- Clear span
- Alarm system/security cameras
- Concrete Tilt-up Construction



**LEASE RATE:** \$.79 PSF, NNN

### FOR MORE INFORMATION CONTACT:

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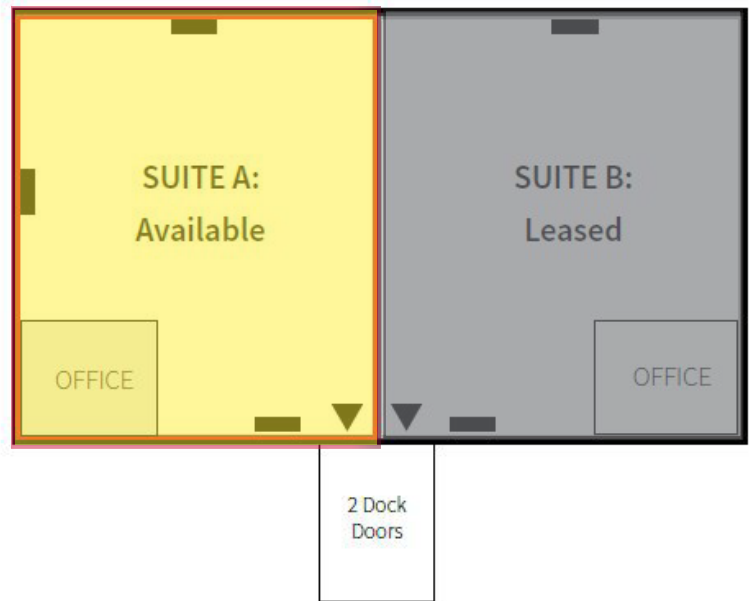
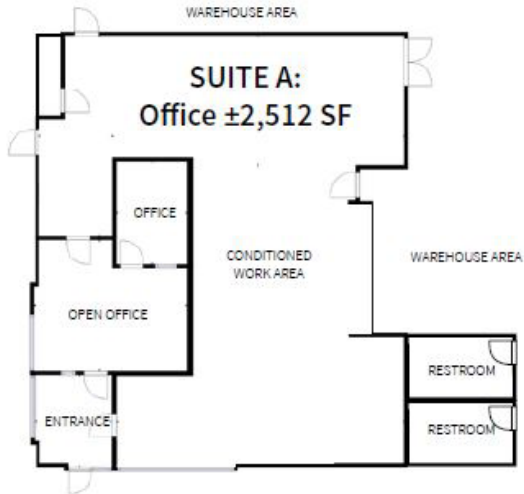
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## INTERIOR PHOTOS



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## OFFICE FLOOR PLAN



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- Excellent Hwy 99 access via Mariposa Road and Golden Gate Avenue

