

# INDUSTRIAL BUILDING W/ YARD FOR SALE

1134 ENTERPRISE STREET | STOCKTON, CA



## LISTING DATA:

<b>BUILDING SF:</b>	26,000± SF
<b>OFFICE SF:</b>	6,500± SF
<b>DOORS:</b>	One (1) grade level / One (1) loading dock (interior truck well)
<b>APNs:</b>	115-310-190 and 300-310
<b>SITE:</b>	1.8± ACRES (0.93± acres fully improved, 0.87± acres excess land)
<b>CONSTRUCTION:</b>	Concrete tilt up
<b>CLEAR HEIGHT:</b>	16±
<b>INDICATED POWER:</b>	800 Amp, 120/208 Volt, 3 Phase
<b>SPRINKLERED:</b>	Yes
<b>ZONING:</b>	IG (General Industrial - City of Stockton)

## FEATURES:

- Fully insulated
- HVAC throughout entire building
- Corner location - access/frontage on Enterprise Street and Coronado Avenue
- LED light fixtures
- Distributed power and airlines throughout
- City water, sewer, storm
- Natural gas

**SALE PRICE: \$2,990,000.00**

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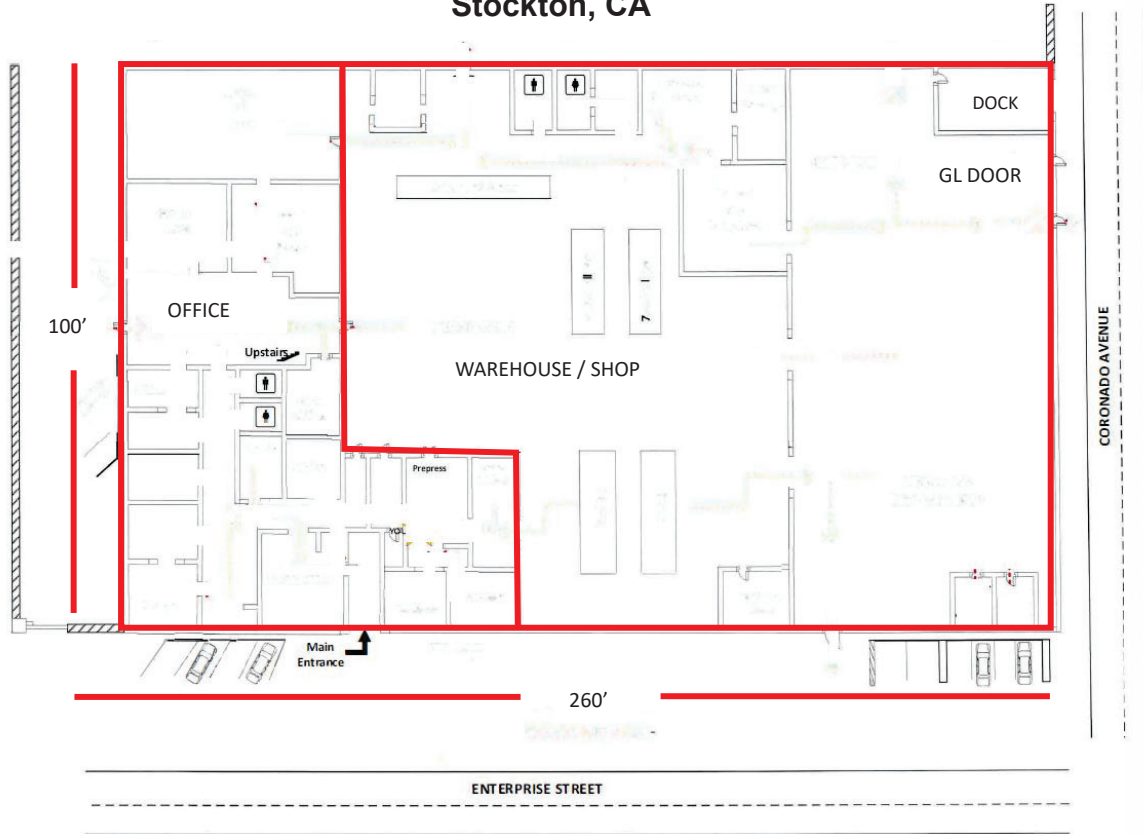
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## SITE PLAN

1134 Enterprise Street,  
Stockton, CA

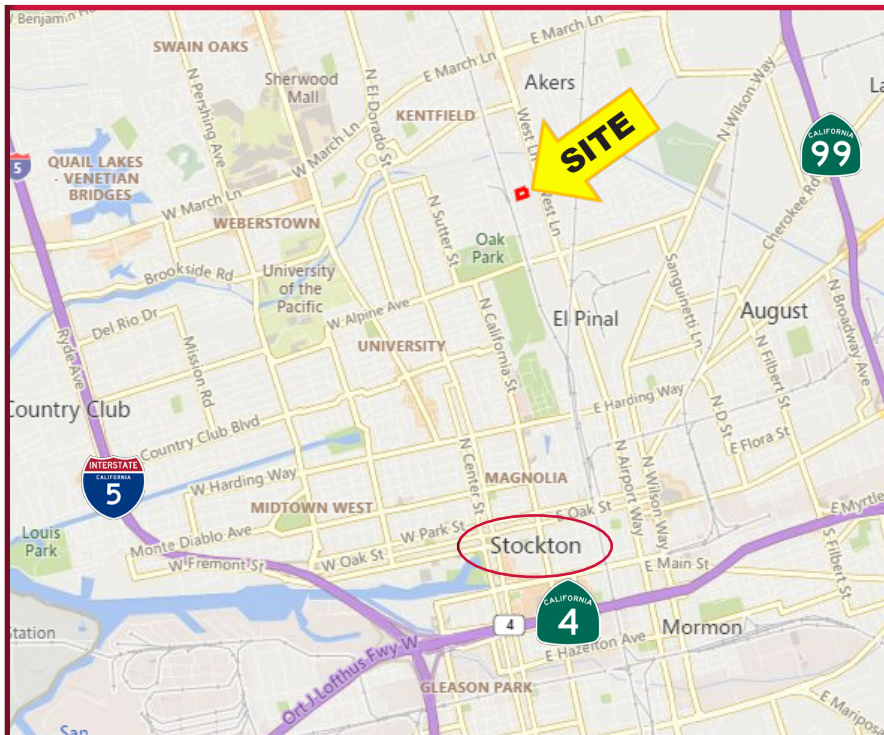


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