

FOR SALE

4025 CORONADO AVENUE | STOCKTON, CA 95206

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

9,750± SF on 1.08± AC
SALE PRICE: \$1,595,000.00



PROPERTY FEATURES

Building Size:	9,750± SF
Parcel Size:	1.08± Acres total (Two (2) parcels - 0.54± acres each)
Power:	225 amp, 480 volt, 3 phase / 200 amp, 240 volt, single phase
Grade Level Doors:	Four (4)
Zoning:	I-L Limited Industrial General (City of Stockton)
APNs:	115-300-250 & 115-310-300

COMMENTS:

- 2,627± square feet of office space w/ three (3) restrooms and seven (7) private offices
- Corrugated metal construction with 18± min. clear height
- Shop includes space heaters and large mezzanine storage area
- Large fenced yard – part paved / part gravel
- Skylights and fluorescent lighting in warehouse

SALE PRICE: \$1,595,000.00

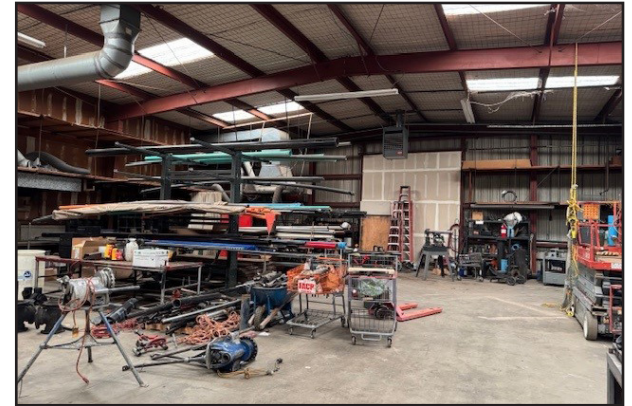
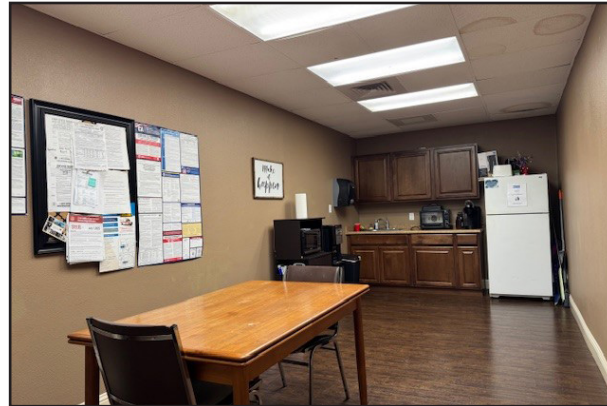
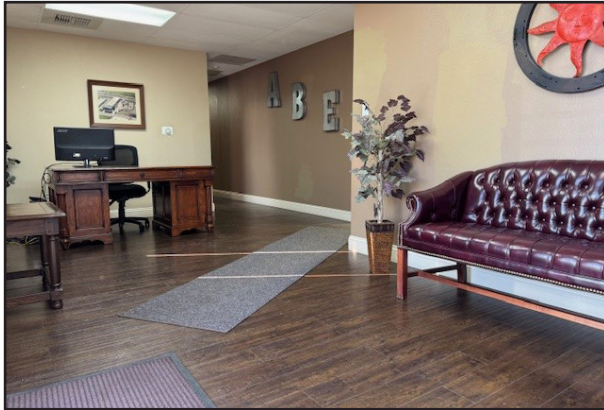
For more information contact:

JIM MARTIN, SIOR | Senior Vice President | DRE # 01214270 | C 925.352.6948 | O 209.983.1111 | jmartin@lee-associates.com



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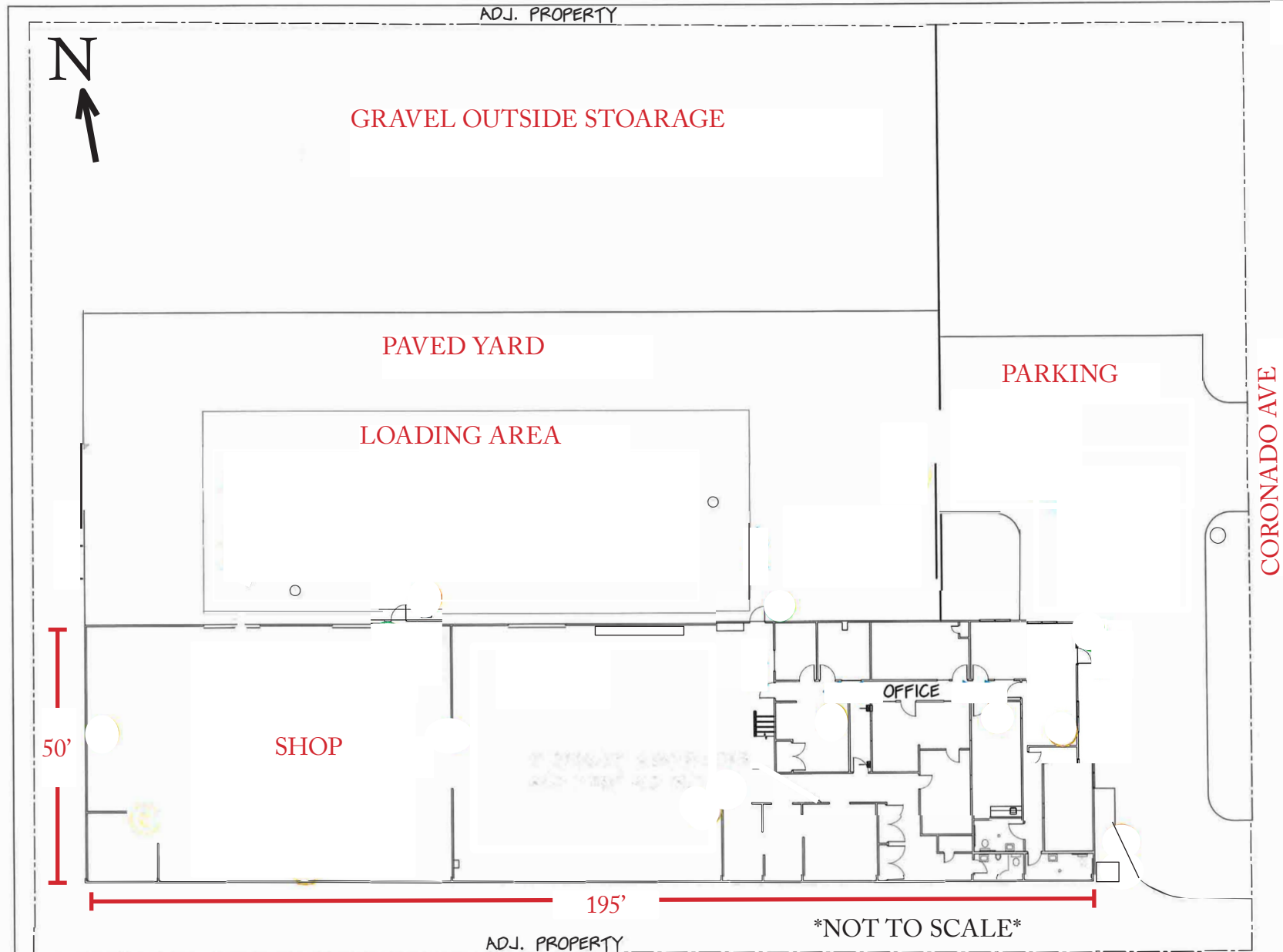
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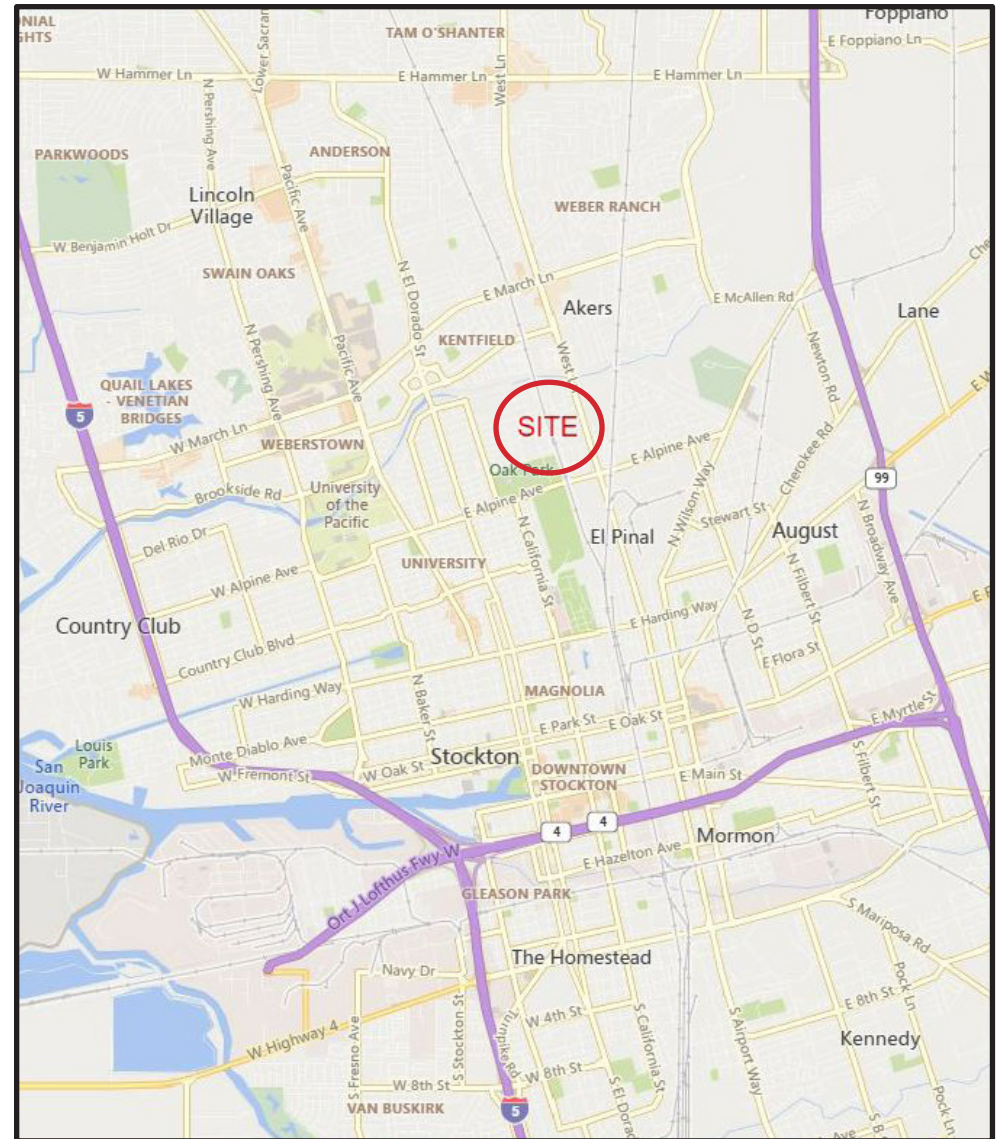
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