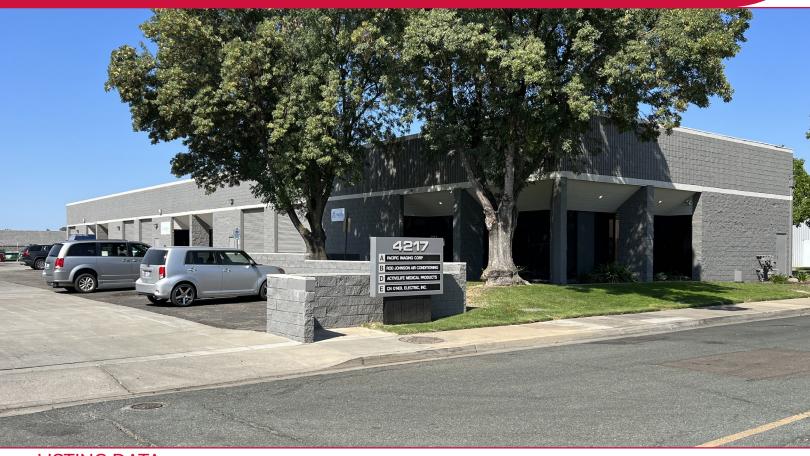
INDUSTRIAL WAREHOUSE | FOR LEASE







LISTING DATA

TOTAL BLDG. SF: 11,966± square feet

2,066± square feet (SUITE B) **AVAILABLE SF:**

LAND SIZE: .62± Acres

OFFICE SF: 600± SF with 2 restrooms

CLEAR HEIGHT: 14'±

100 amp, 120/208 volt, 3 phase **INDICATED POWER:**

TOTAL GL DOOR: One (1) 10' x 12'

ZONING: I-L (Limited Industrial - City of Stockton)

Economic Data:

Lease Rate: \$.80 PSF, NNN

CONTACT: Darren McFadden

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D 209.983.6821

C 209.598.1180

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4217 CORONADO AVENUE, STOCKTON, CA



FEATURES:

- UNDER NEW OWNERSHIP/MANAGEMENT
- Glass storefront entries
- 5 Unit Multi-Tenant Building
- Separately metered electrical
- Suites vary in office size/configuration with at least one (1) restroom per unit
- One (1) grade level door per unit



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