

FOR SALE

1601 FRENCH CAMP TURNPIKE | STOCKTON, CA

GENERAL COMMERCIAL



1601 FRENCH CAMP TURNPIKE OFFERING SUMMARY

LOT SIZE:

1.46 ACRES

BUILDING AREA:

8,900 SF

ZONING:

GENERAL COMMERCIAL (GC)

PRICE:

\$675,000.00

IMPROVEMENTS

- SERVICE WAREHOUSE (40' X 110') 4,400 SF
- ATTACHED OFFICE (40' X 45') 1,8000 SF
- EQUIPMENT SHED (30' X 90') 2,700 SF
- GROSS ESTIMATED BUILDING AREA 8,900 SF

ZONING

- GENERAL COMMERCIAL (GC)

PROPERTY HIGHLIGHTS

LOCATED ONE PARCEL EAST OF I-5 AND ADJACENT TO CITY OF STOCKTON CORPORATION YARD & CITY ANIMAL SHELTER

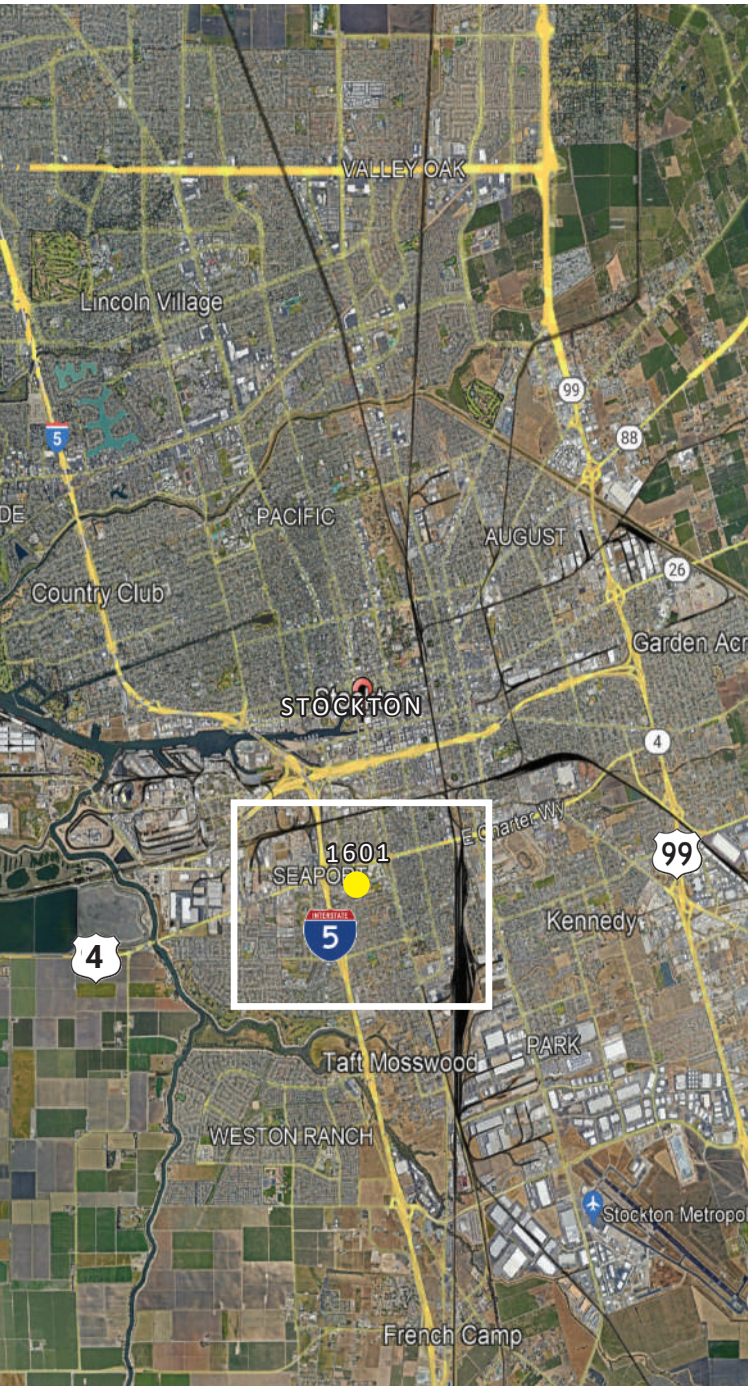
ACROSS THE STREET FROM EDISON HIGH SCHOOL & HUERTA ELEMENTARY SCHOOL

HARD TO FIND HIGH EXPOSURE COMMERCIAL DEVELOPMENT SITE WITH EXISTING BUILDING IMPROVEMENTS

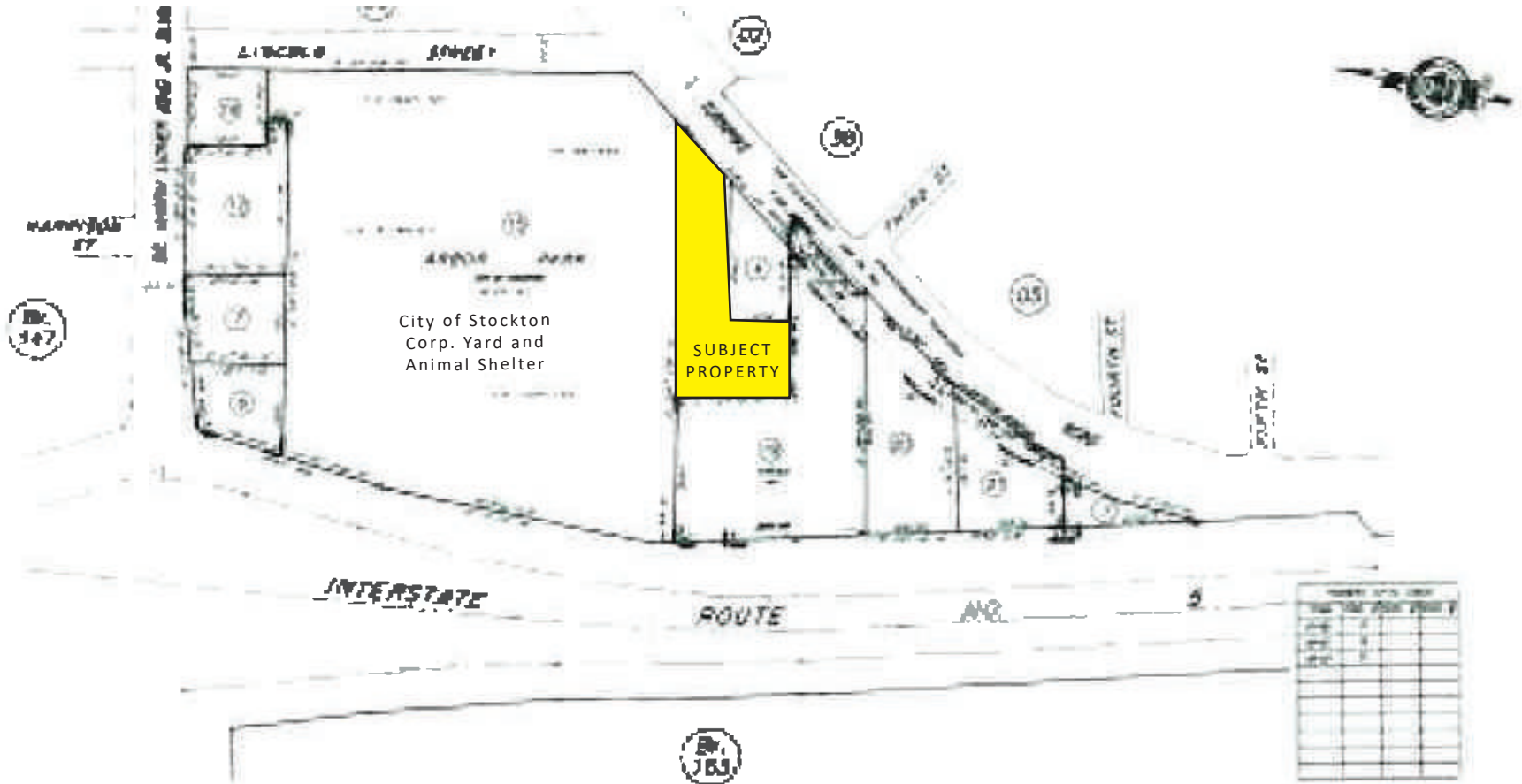
SERVICE WAREHOUSE HAS AN AUTOMOTIVE REPAIR TENANT ON A MONTH-TO-MONTH AGREEMENT AT \$1,800 PER MONTH

STATE WATER BOARD HAS ISSUED CLOSURE NOTICE FOR SITE

CONTACT LISTING BROKER FOR ADDITIONAL INFORMATION



PARCEL MAP 1601 TURNPIKE ROAD



1601 TURNPIKE ROAD
1602 TURNPIKE ROAD
1603 TURNPIKE ROAD
1604 TURNPIKE ROAD
1605 TURNPIKE ROAD
1606 TURNPIKE ROAD
1607 TURNPIKE ROAD
1608 TURNPIKE ROAD
1609 TURNPIKE ROAD
1610 TURNPIKE ROAD

Bl. 763

CITY OF STOCKTON
Assessor's Map Bl. 763 Pg. 04
County of San Joaquin, Calif.



1601 TURNPIKE ROAD | STOCKTON, CA
CONTACT US NOW!

KEVIN DOUGHERTY, CCIM

President, KPD Real Estate & Advisory Services

+1 209 461 6400

kdougherty@fcrei.com

DRE#01258350

First Commercial Real Estate
2920 Pacific Avenue • Stockton, CA 95204
209.752.0296

