

INDUSTRIAL WAREHOUSE | FOR LEASE

4211 CORONADO AVENUE, STOCKTON, CA



LISTING DATA

TOTAL BLDG. SF:	11,966± SF
AVAILABLE SF:	3,702± SF (Suite A)
LAND SIZE:	.62± Acres
OFFICE SF:	780± SF (2 restrooms)
CLEAR HEIGHT:	14'±
INDICATED POWER:	100 amp, 120/208 volt, 3 phase (per unit)
TOTAL GL DOORS:	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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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
- New flooring, new paint, new restroom fixtures and LED lighting throughout



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