

INDUSTRIAL FOR SALE OR LEASE WAREHOUSE WITH EXCESS PAVED YARD

945 E. LINDSAY STREET, STOCKTON, CA

PRICE REDUCTION



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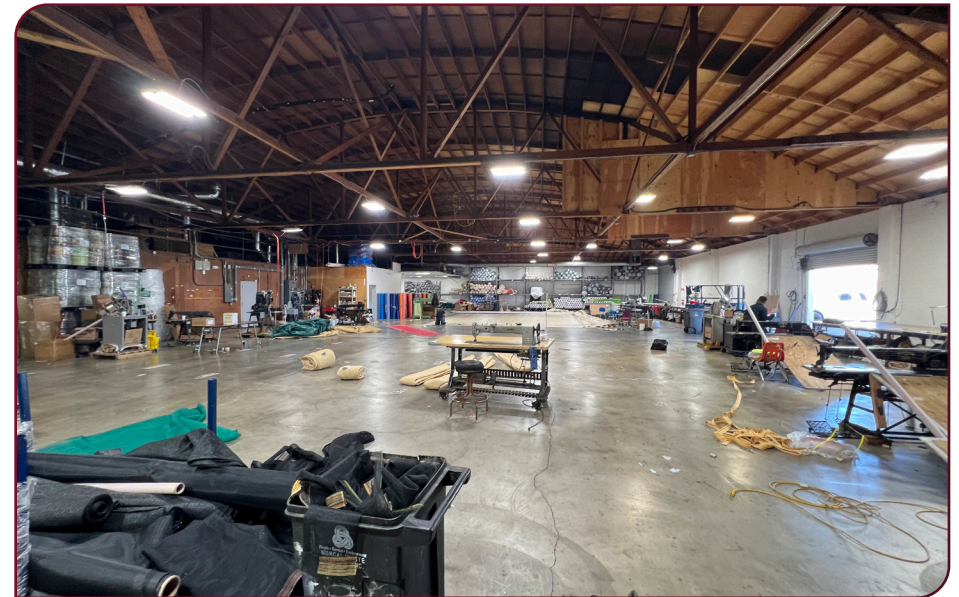
PROPERTY OVERVIEW

TOTAL BUILDING SF:	24,200± SF
BUILDING 1:	15,000± SF
BUILDING 2:	5,000± SF
BUILDING 3:	3,600± SF
BUILDING 4:	600± SF
OFFICE SF:	5,000± SF
LAND SIZE:	1.49 ACRES
APN:	151-100-09
CONSTRUCTION TYPE:	Concrete Block/Metal
CLEAR HEIGHT:	14' -20'
POWER (2 meters):	400 Amp, 110/208 Volt, 3 phase 200 Amp, 110/203 Volt, 3 phase
GRADE LEVEL DOORS:	Six (6)
ZONING:	IL - Industrial Limited (City of Stockton)

Shown by Appointment Only | Do Not Disturb Tenant

ECONOMIC DATA:

LEASE RATE: \$.75 PSF, NNN \$.65 PSF, NNN
SALES PRICE: ~~\$3,025,000~~ \$2,900,000



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ADDITIONAL FEATURES

- ALL NEW IMPROVEMENTS WITHIN LAST 3-5 YEARS INCLUDING:
 - Exterior/interior paint
 - Paint and floor coverings in office and restrooms
 - Restroom fixtures
 - Paved and fenced parking/yard area
 - LED lighting throughout
 - New HVAC (Building 1)
 - New roof (Building 1)
 - New fencing around entire perimeter
- Skylights
- Two (2) electrical services/meters
- Includes security system with cameras showing entire Premises



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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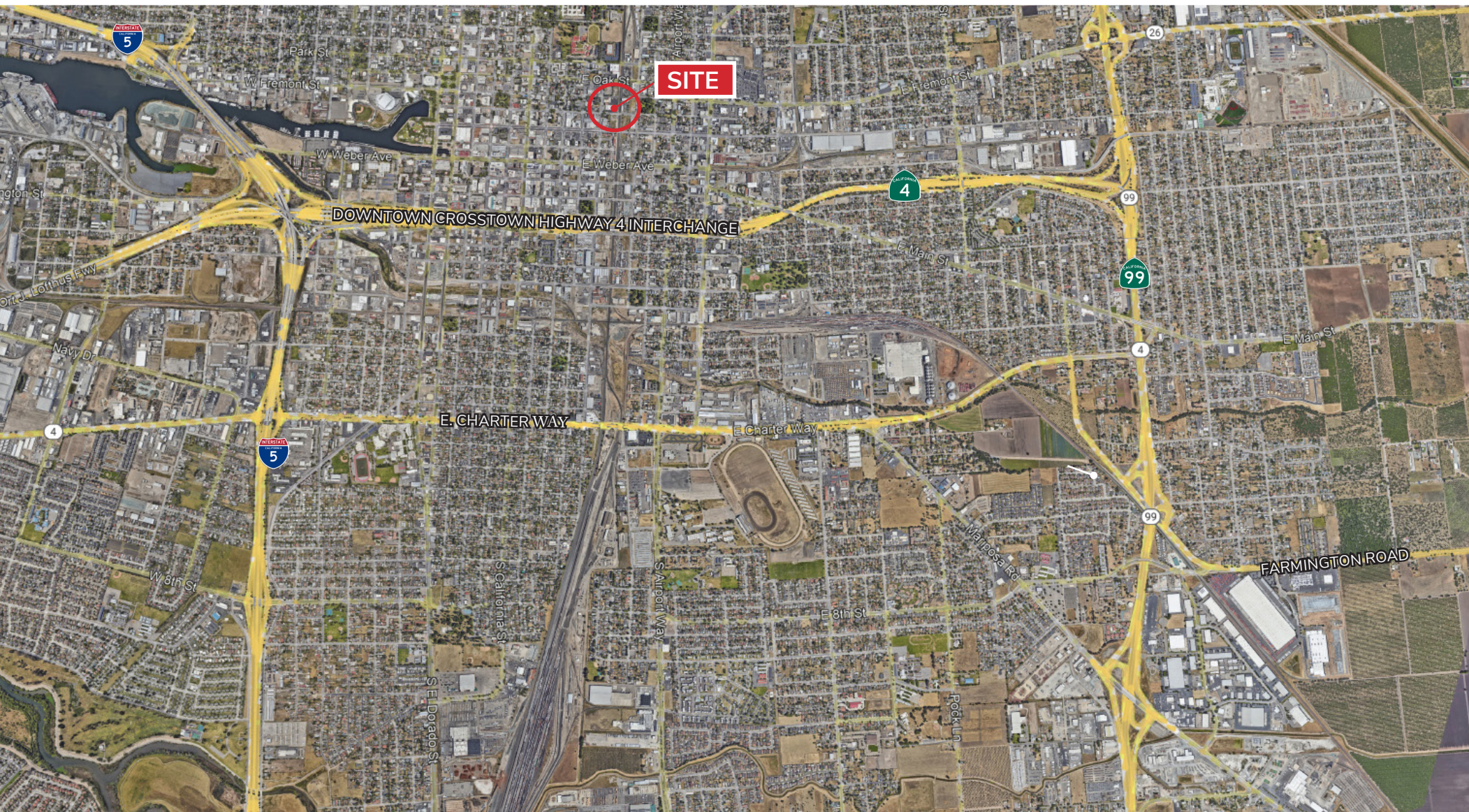
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