

GRUPE BUSINESS PARK FOR LEASE

241 FRANK WEST CIRCLE, SUITE 200, STOCKTON, CA



LISTING DATA:

TOTAL BLDG. SF:	8,000± SF
AVAILABLE:	2,683± SF
DOORS:	One (1) grade level (12' x 14')
LAND SIZE:	.64± Acres
TYPE:	Industrial / Warehouse / Office
CONSTRUCTION:	Concrete Tilt-Up
CLEAR HEIGHT:	±16'
INDICATED POWER:	100 Amps, 120/208 Volts, 3 Phase
FIRE SPRINKLERS:	.33/3,000



FEATURES:

- Mostly office space with small 300± SF warehouse area
- Office area includes reception area, 4 private offices, bullpen/showroom, conference room, break area and 2 restrooms
- Class "A" concrete tilt-up construction
- Excellent freeway access to I-5 and Hwy 99
- Fully sprinklered building
- Attractive glass storefront office and mature landscaping

CONTACT:

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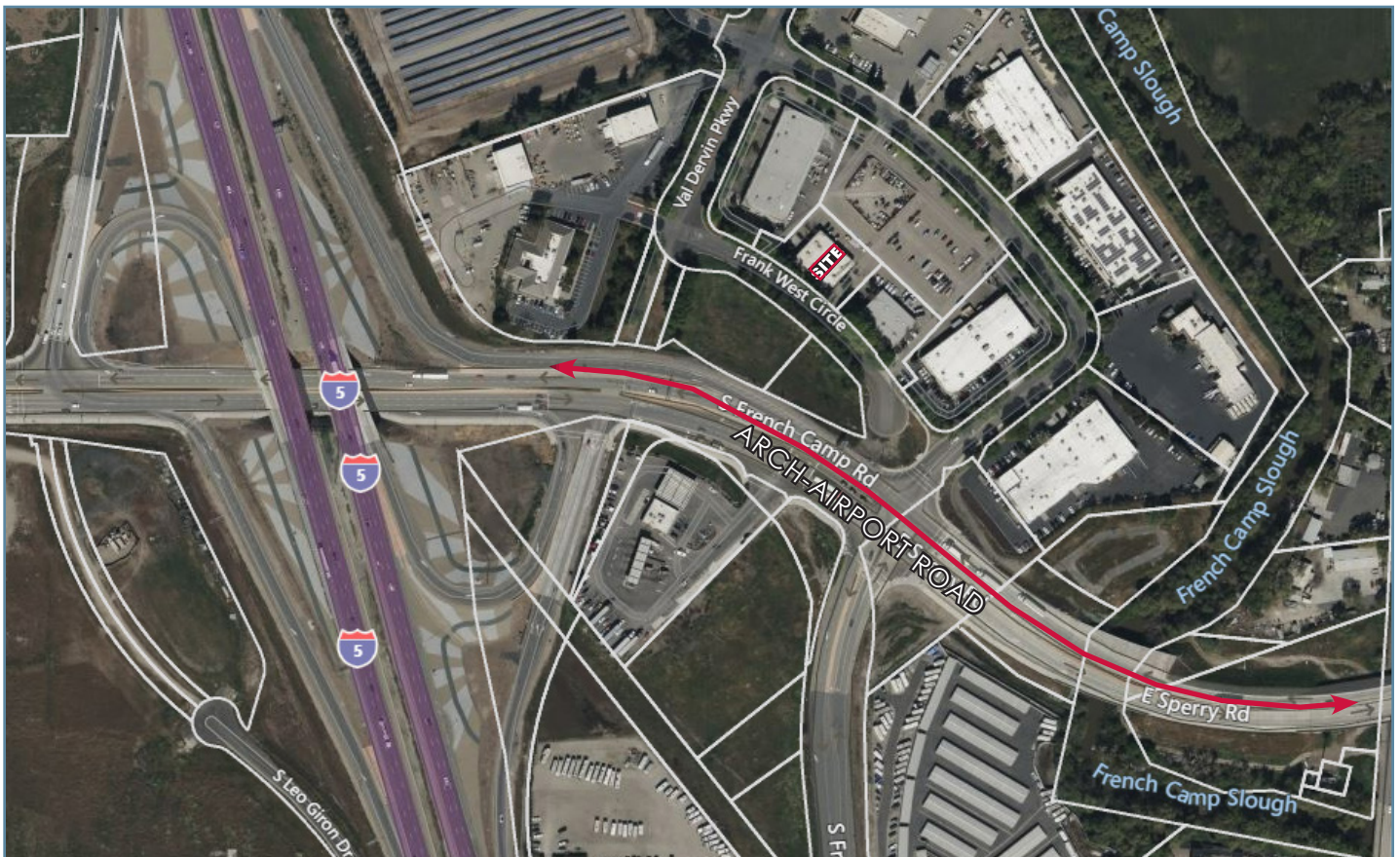
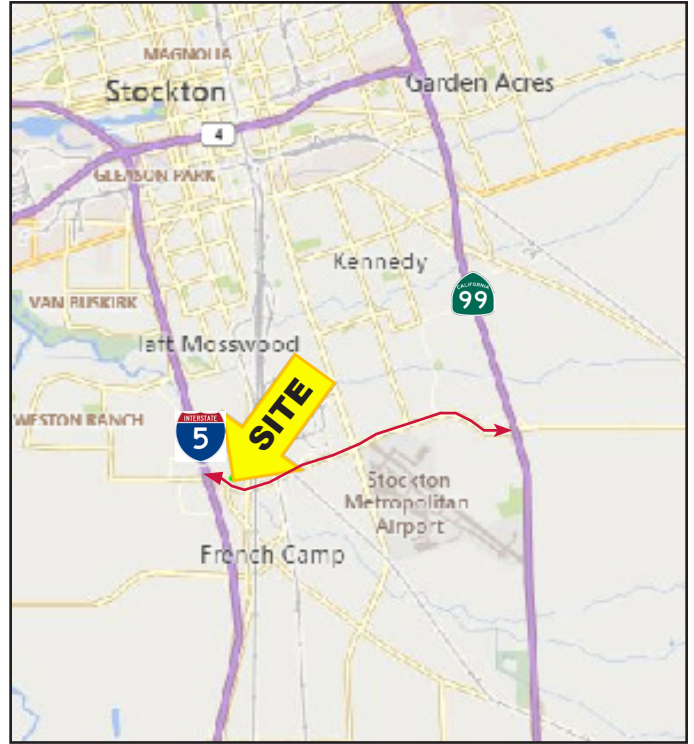
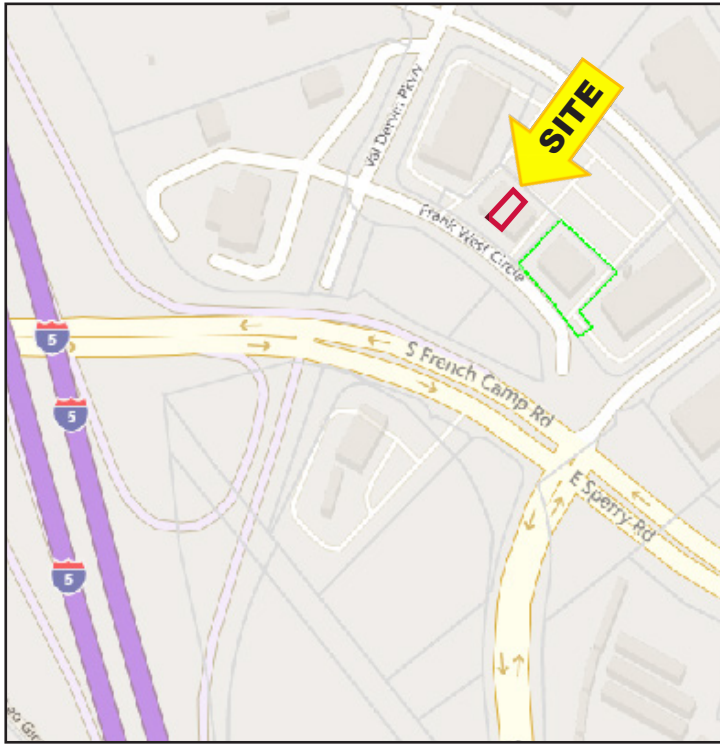
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ECONOMIC DATA:

LEASE RATE: \$1.10 per square foot modified gross Tenant pays for utilities and janitorial

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