

PRICE REDUCTION!



LISTING DATA

AVAILABLE SF: 11,760± SF

WAREHOUSE: 9,200± SF

OFFICE: 2,560± SF

PARCEL SIZE: 1.45± Acres

ZONING: I-G

(General Industrial - City of Stockton)

COMMENTS:

- Grade Level Doors: Three (3) (12' x 14')
- Dock Door: One (1)
- Clear Height: 27'
- Column Spacing: 56' x 30'
- Electrical: 600 a, 277/480 v, 3 ph
- Skylights Yes
- Fluorescent lighting
- Sprinklered
- HVAC
- Mezzanine w/ ladder
- Clear span
- Alarm system/security cameras
- Concrete Tilt-up Construction
- Currently permitted for Cannabis



LEASE RATE: \$.80 PSF, GROSS (\$9,500 / MONTH)

FOR MORE INFORMATION CONTACT:

Jim Martin, SIOR

BRE #01214270

jmartin@lee-associates.com

D 209.983.4088

C 925.352.6948

Mason Chambliss

BRE #02237204

mchambliss@lee-associates.com

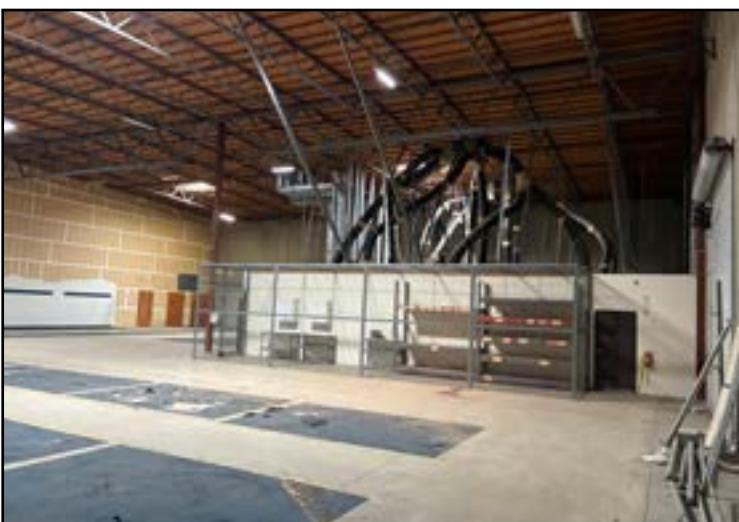
D 209.983.6831

C 925.336.9660

TRIANGLE INDUSTRIAL PARK
11,760± SF - W/ DOCK FOR SUBLEASE
2479 STATION DRIVE | UNIT A | STOCKTON, CA

LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

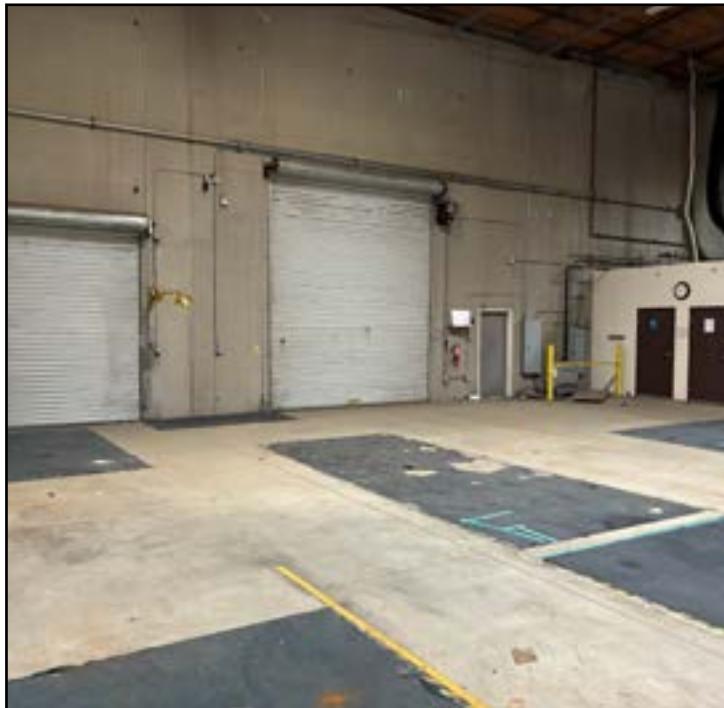
INTERIOR PHOTOS



TRIANGLE INDUSTRIAL PARK
11,760± SF - W/ DOCK FOR SUBLEASE
2479 STATION DRIVE | UNIT A | STOCKTON, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OFFICE FLOOR PLAN



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.

TRIANGLE INDUSTRIAL PARK
11,760± SF - W/ DOCK FOR SUBLEASE
2479 STATION DRIVE | UNIT A | STOCKTON, CA

- Excellent Hwy 99 access via Mariposa Road and Golden Gate Avenue

