

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



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:

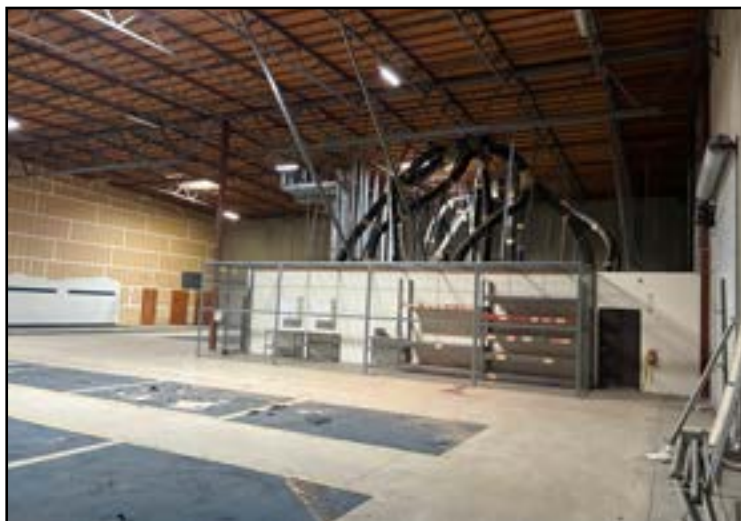
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INTERIOR PHOTOS



OFFICE FLOOR PLAN



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

