

I-5 INDUSTRIAL / FLEX SPACE FOR LEASE GRUPE BUSINESS PARK

140 FRANK WEST CIRCLE, SUITE 200, STOCKTON, CA

- AVAILABLE SF:** 21,088± SF: (3,864± office,
3,358± warehouse, 13,866± flex/production)
- GL DOORS:** Three (3)
- DH DOORS :** One (1)
- CLEAR HEIGHT :** 10' - 16'±
- POWER:** 1,000 amp, 277/480 volt, 3 phase
distributed throughout
- OFFICE AREA:** Approximately 3,864± SF comprised of
rooms for private offices, restrooms
with locker areas, reception area, and
kitchen/break room.
- FEATURES:**
- T-8 light fixtures w/ motion sensors
 - Paved storage area (fencing possible)
 - Fully sprinklered
 - Concrete tilt-up construction
 - Insulated w/ HVAC conditioning throughout
 - Located in South Stockton at the I-5 / French Camp Road interchange
 - Accessible to Hwy 99 via Arch / Sperry connector
 - Corporate neighbors include Honda, Teichert Construction, W.L. Butler and Applied Industrial Technologies

LEASE RATE: ~~\$.75~~psf / NNN \$.65 psf / NNN

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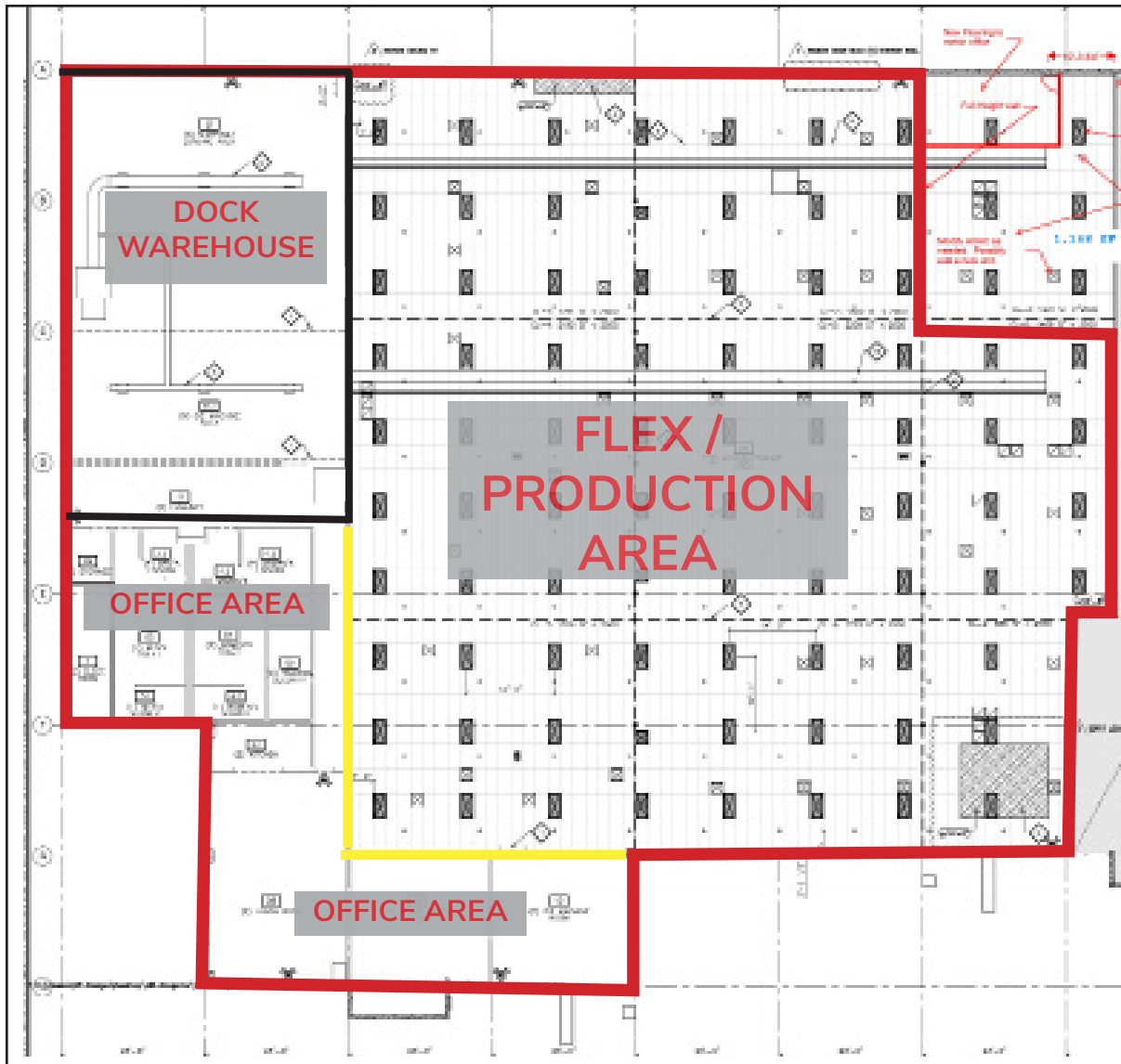
**PRICE
REDUCTION!**

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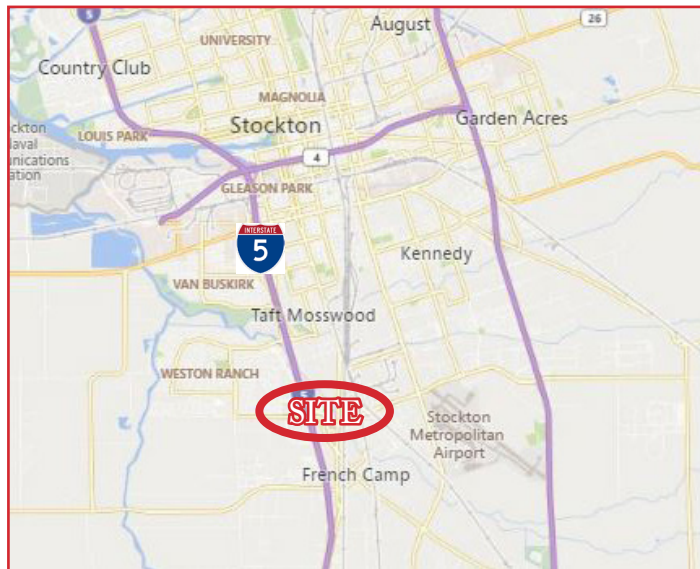
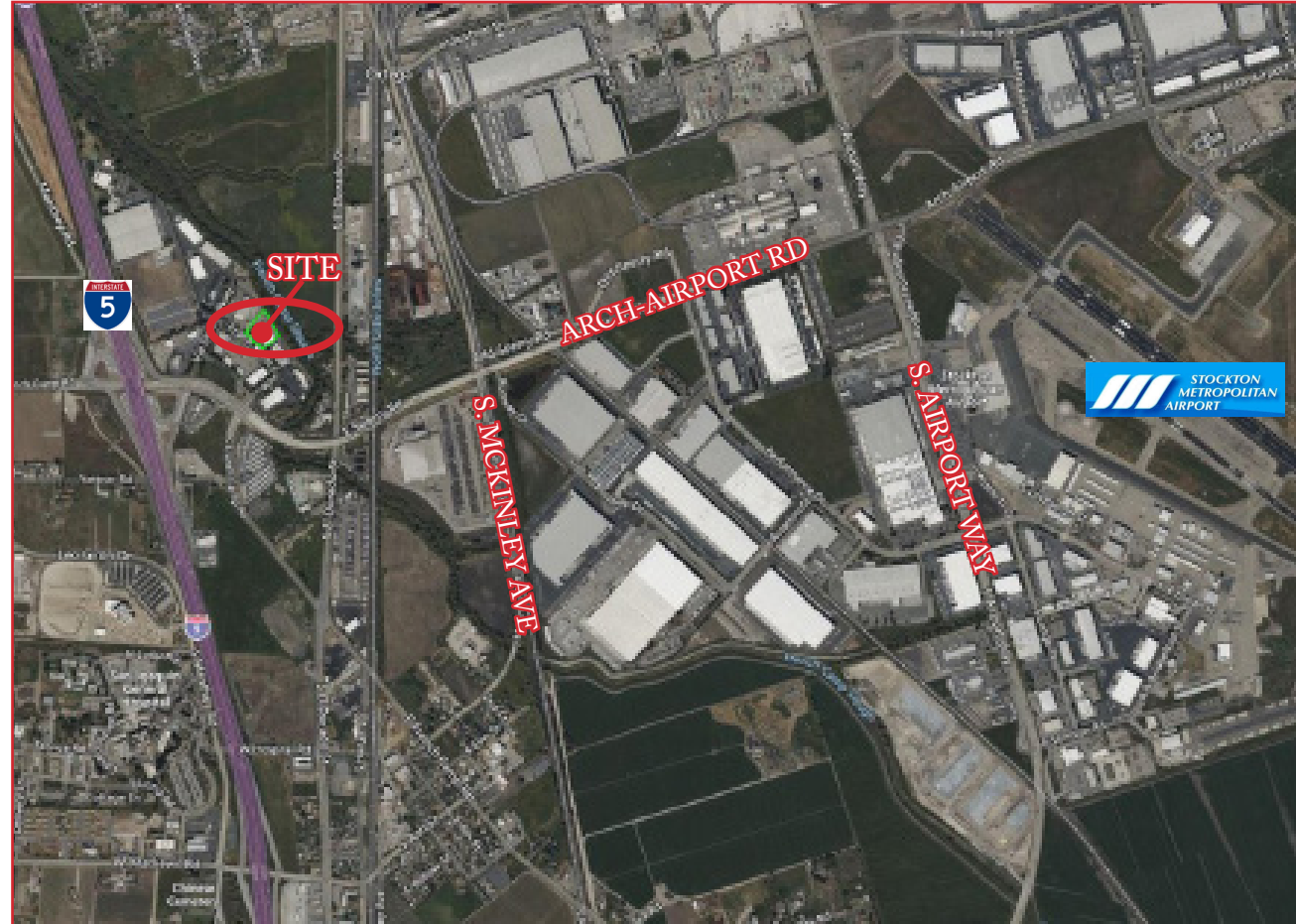
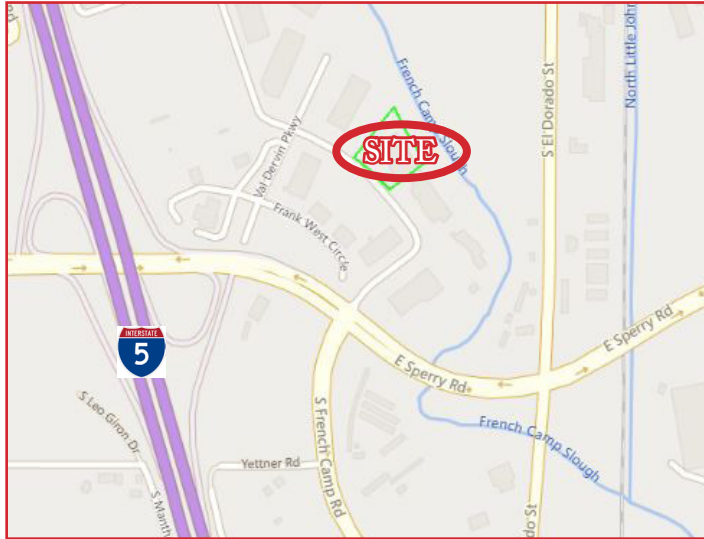
FLOOR PLAN



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