

INDUSTRIAL LAND FOR SALE

248 FRANK WEST CIRCLE, STOCKTON, CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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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APNs: 193-410-050 & 100
LAND SIZE: 1.30± ACRES (57,063± SF)
ZONED: I-G (General Industrial
City of Stockton)

FEATURES:

- Immediate access to Interstate 5 via French Camp Road / Arch/Sperry interchange
- Opportunity to acquire adjacent land parcel through separate ownership (0.52± acres) 193-440-060 for a total of 1.82± acres
- Excellent visibility along heavily traveled French Camp Road / Arch/Sperry interchange
- Located in “Opportunity Zone”
- All utilities/city services to site
- Corporate neighbors include Honda, Teichert Construction, WL Butler, Applied Industrial Technologies
- Located in Grupe Business Park
- Includes tentatively approved site plan for up to 8,000± SF of buildings



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TRAFFIC COUNT:

French Camp Road: 24,000± Cars ADT
Hwy 5: 120,000± Cars ADT

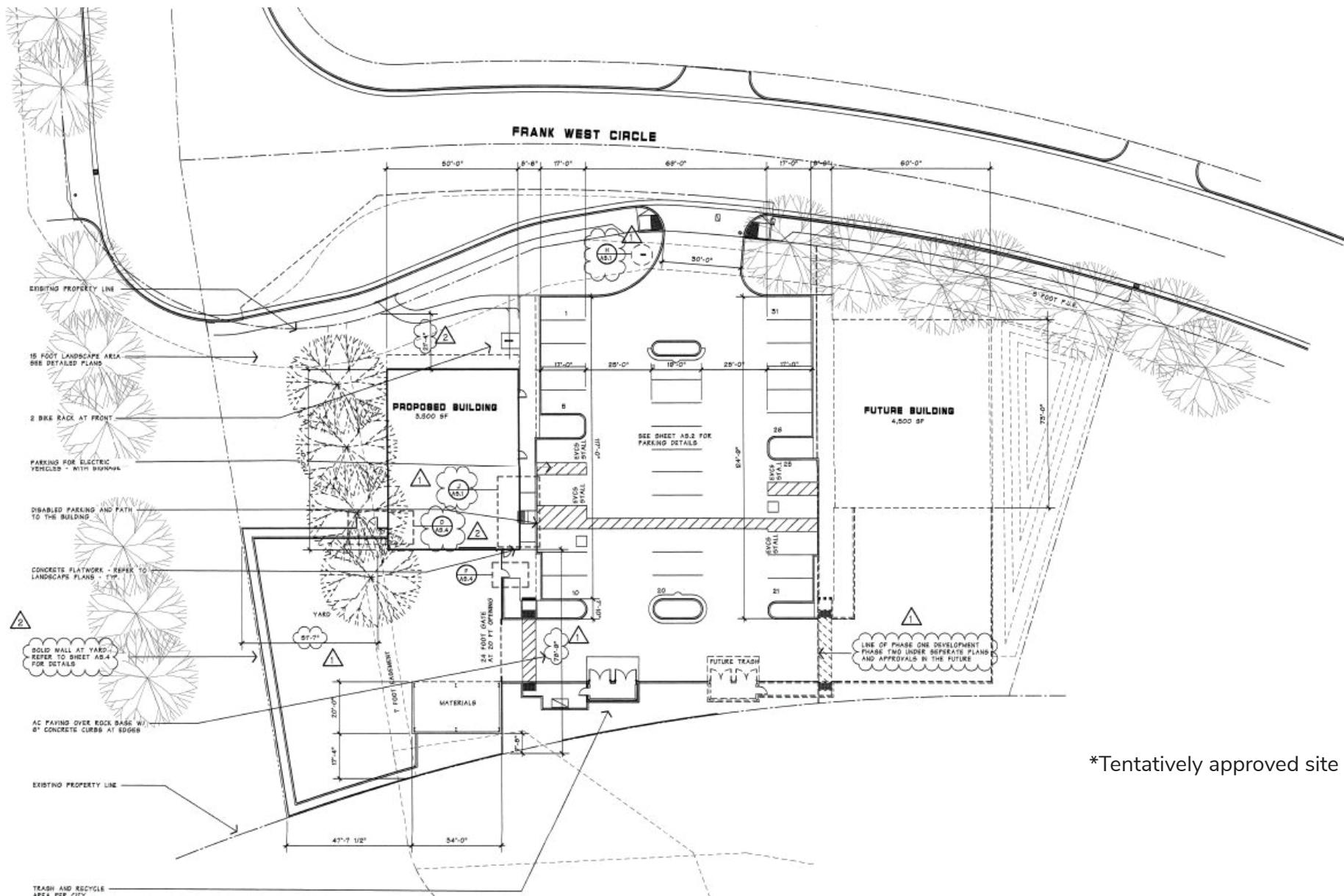
ECONOMIC DATA:

SALE PRICE: \$1,500,000.00 (\$26/SF)

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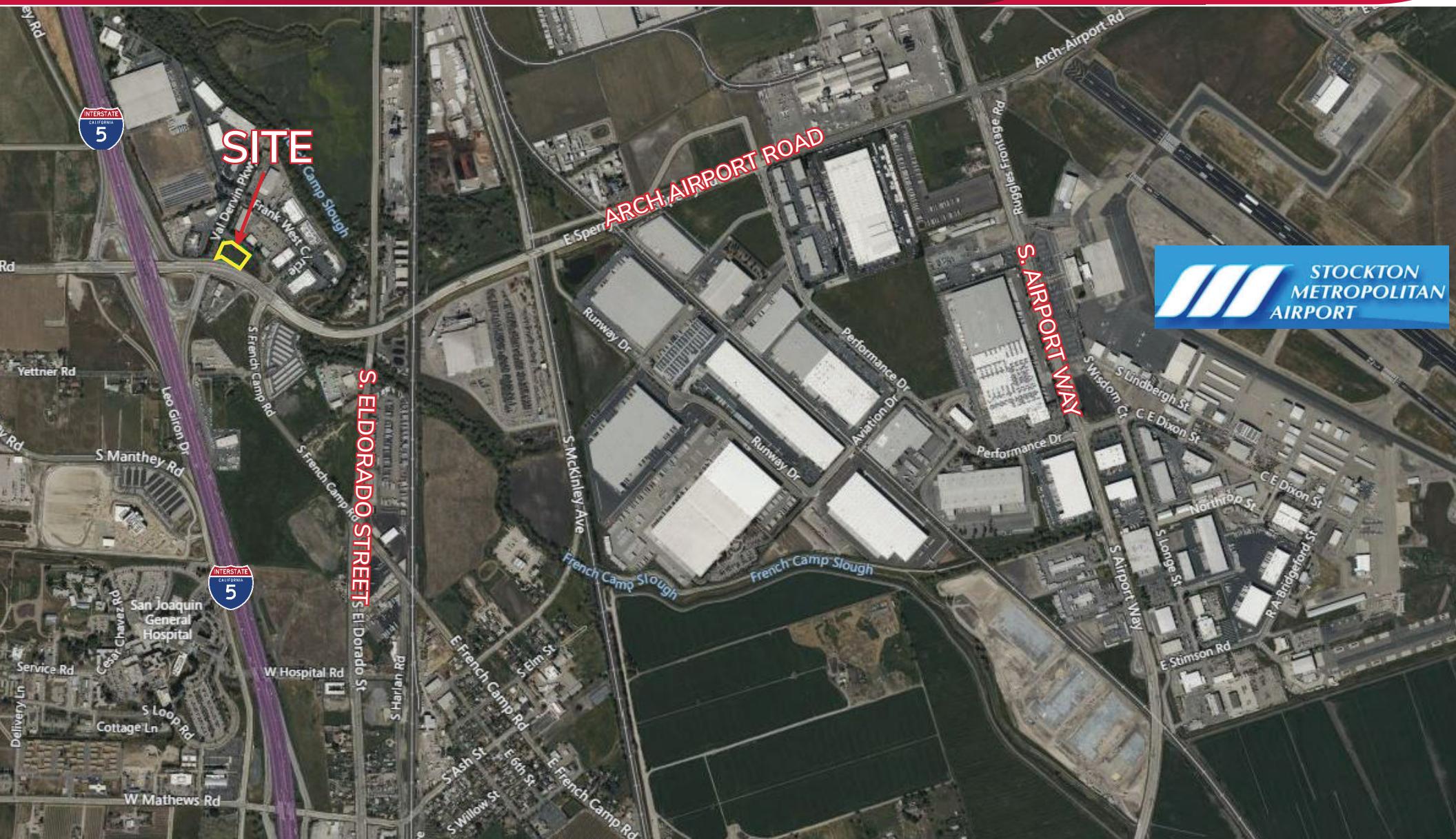
*Tentatively approved site plan

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