

FOR SALE - STOCKTON, CALIFORNIA HEAVY MANUFACTURING FACILITY

340 W. SCOTTS AVENUE

- APNs: 147-110-040, 050, 060, 070, 100, 220
- 93,725± SF (2 buildings)
- 4.78± Acres
- Fenced / paved site w/ trailer yard

MAIN PLANT

- 75,000± SF manufacturing/warehouse building
- 1,500± SF office space
- Fully sprinklered
- Mix of steel frame / metal and brick construction
- Grade level doors
- Six (6) spot covered loading dock w/levelers
- Six (6) grade level doors
- T-5 lighting
- Skylights
- 1600 amps, 277/480 volt, 3 phase electrical service

MAINTENANCE BLDG

- 18,725± SF maintenance shop / storage building
- Shop office and restrooms
- Mix of concrete block, brick and wood frame /metal construction
- Heavy power distributed throughout
- Four (4) grade level doors
- Fluorescent lighting
- Skylights

SALE PRICE: \$6,000,000

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Jim Martin, SIOR
DRE# 01214270

jmartin@lee-associates.com

D 209.983.4088

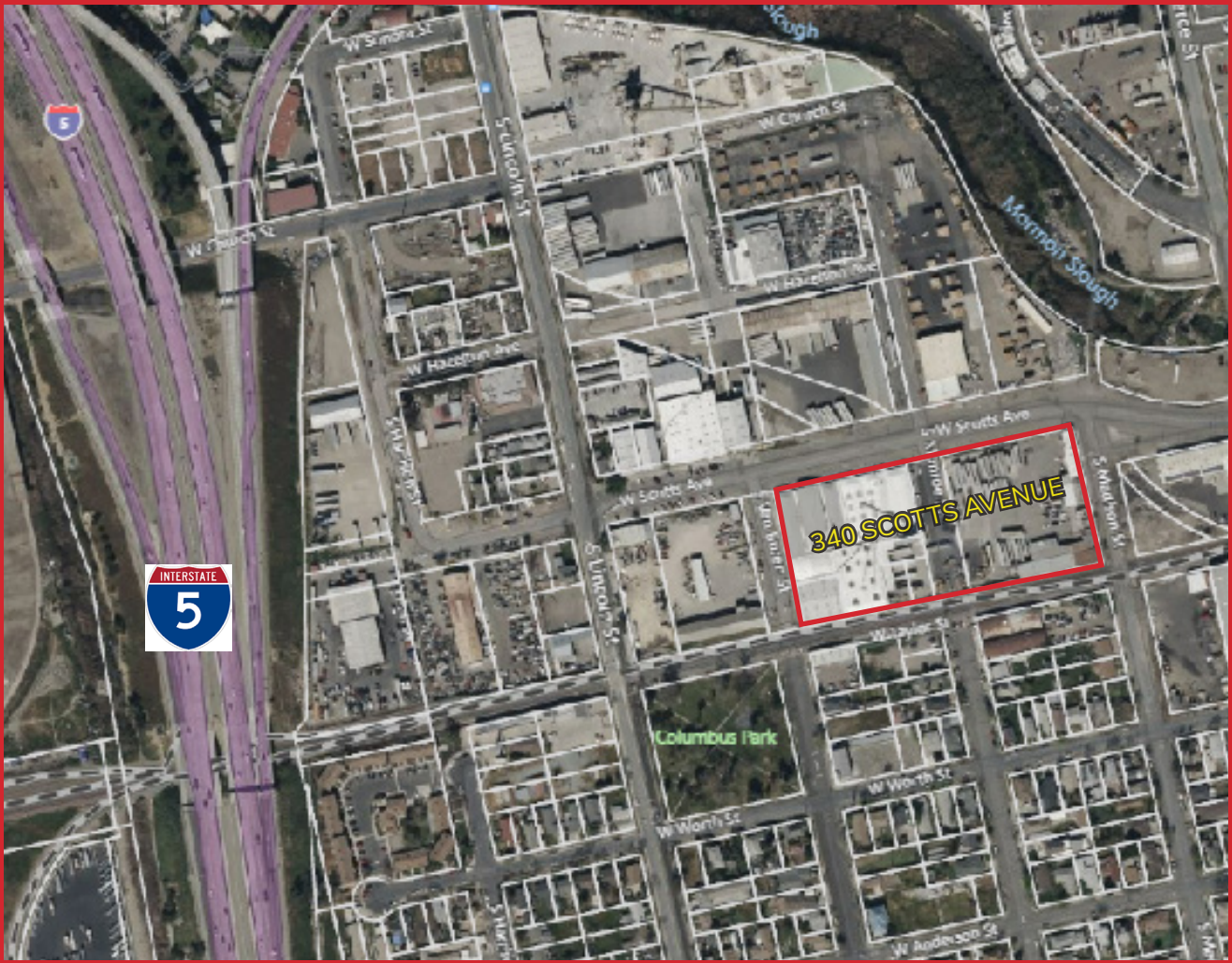


- > Previously used as wooden door and pallet manufacturing facility
- > Accessible from Scotts Ave., Van Buren St. and Madison St.
- > Large fenced/paved yard w/ multiple entrances.
- > Zoning: IG - General Industrial (City of Stockton)
- > Excellent access to I-5 and Crosstown Freeway (HWY 4)
- > Close proximity to Port of Stockton
- > Located within a designated Opportunity Zone
- > Water: California Water Service
- > Sewer: City of Stockton
- > Storm: City of Stockton
- > Power: PG&E
- > Gas: PG&E

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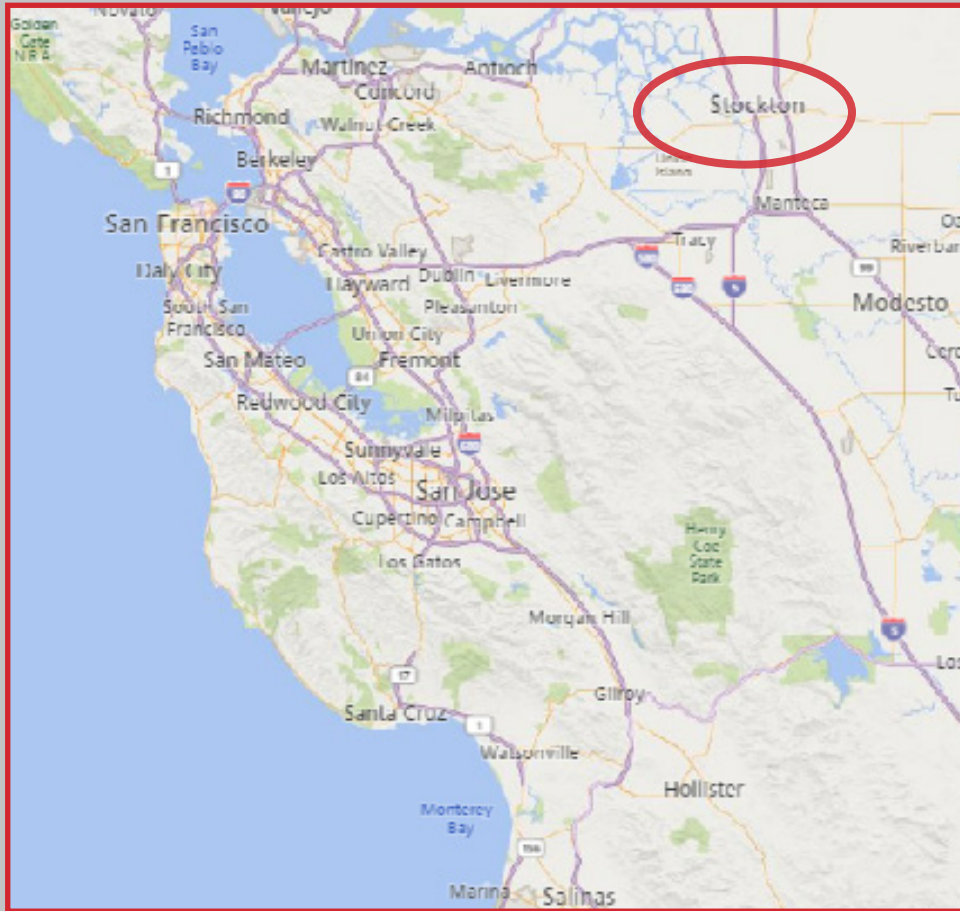
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FOR SALE - STOCKTON, CALIFORNIA
HEAVY MANUFACTURING FACILITY
93,725± SF ON 4.78± ACRES
340 W. SCOTTS AVENUE



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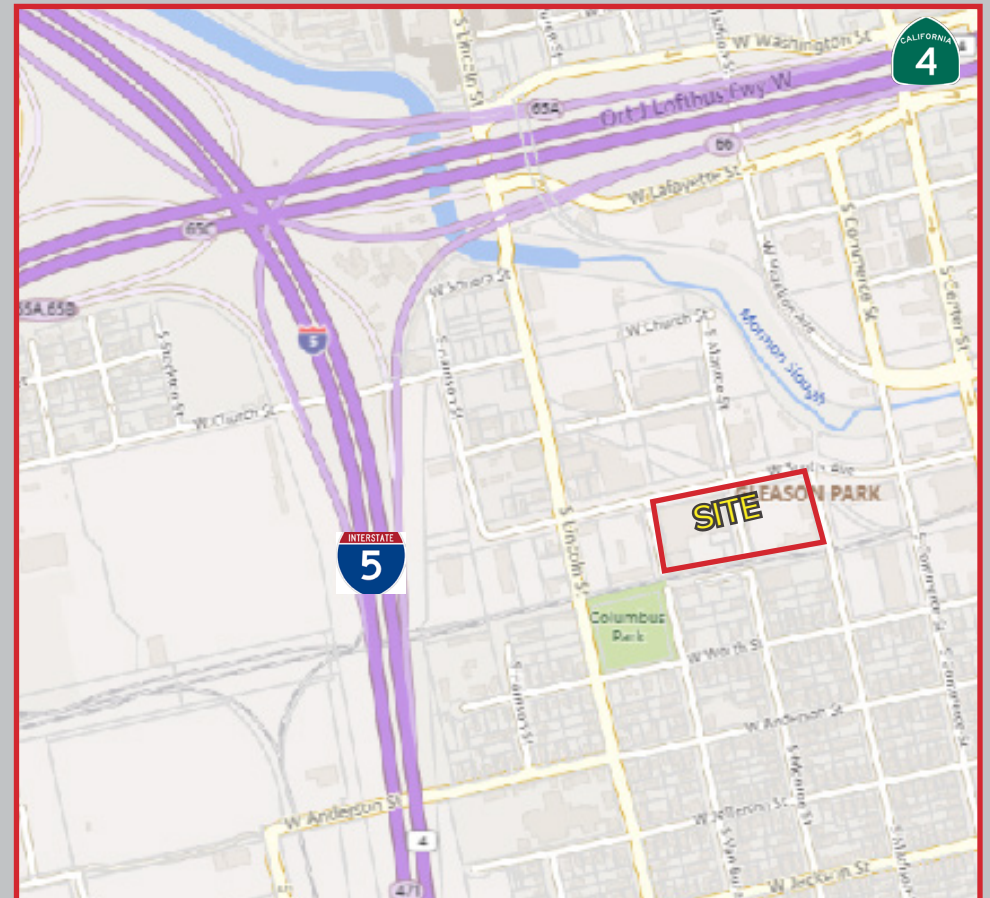
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**FOR SALE - STOCKTON, CALIFORNIA
HEAVY MANUFACTURING FACILITY**

93,7325± SF on 4.78± Acres

340 W. SCOTTS AVENUE



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