

TRUCK MAINTENANCE SHOP/YARD FOR LEASE

2224 PONY EXPRESS COURT | STOCKTON, CA



CONSTRUCTION NEAR COMPLETION!



TRUCK MAINTENANCE SHOP/YARD FOR LEASE

2224 PONY EXPRESS COURT | STOCKTON, CA

PROPERTY OVERVIEW

Site Size:	2.24± Acres
APNs:	173-070-300-00 & 173-070-290-000
Zoning:	I-G (General Industrial - City of Stockton)
Building Size:	4,988± SF
Office:	599± SF

ADDITIONAL FEATURES

- Three (3) bay maintenance/service shop (12'x14' doors)
- Metal construction
- 23'± clear height
- Office area includes conference room and 2 restrooms
- 250 amp, 277/480 volt, 3 phase electrical service
- Electric rolling gate
- Excellent access to and from Hwy 99 @ Mariposa Road to the South and Golden Gate Avenue to the North
- Yard to be completely secured, paved and lit
- Forty Two (42) striped truck/trailer stalls with concrete landing strip
- LED shop lights
- Fully insulated

LEASE RATE: ~~\$30,000~~ \$25,000 / MO / NNN

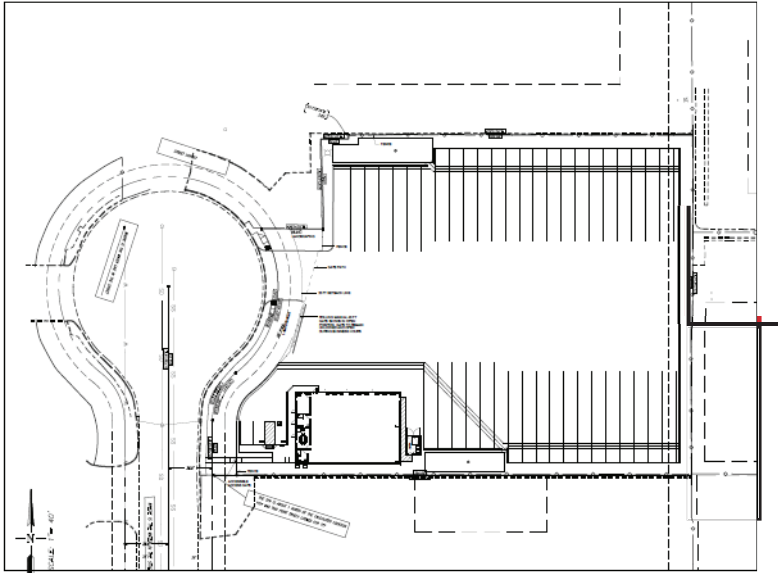
CONTACT Jim Martin, SIOR
BRE #01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948



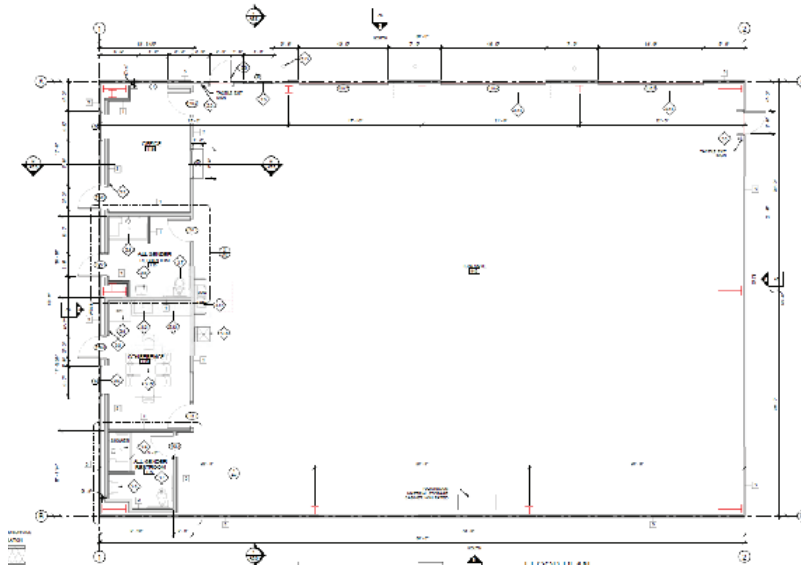
TRUCK MAINTENANCE SHOP/YARD FOR LEASE

2224 PONY EXPRESS COURT | STOCKTON, CA

SITE PLAN



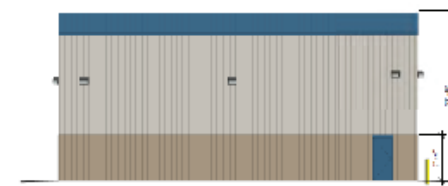
FLOOR PLAN



ELEVATIONS



1 NORTH
SCALE 1/8" = 1'-0"



2 EAST
SCALE 1/8" = 1'-0"



3 SOUTH
SCALE 1/8" = 1'-0"



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.

TRUCK MAINTENANCE SHOP/YARD FOR LEASE

2224 PONY EXPRESS COURT | STOCKTON, CA



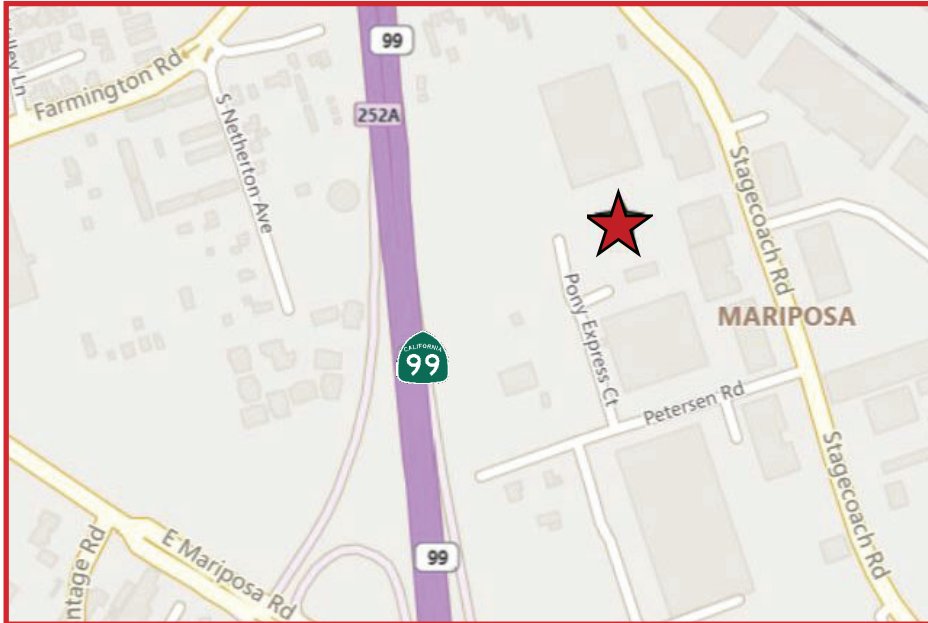
Jim Martin, SIOR
BRE #01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948

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.

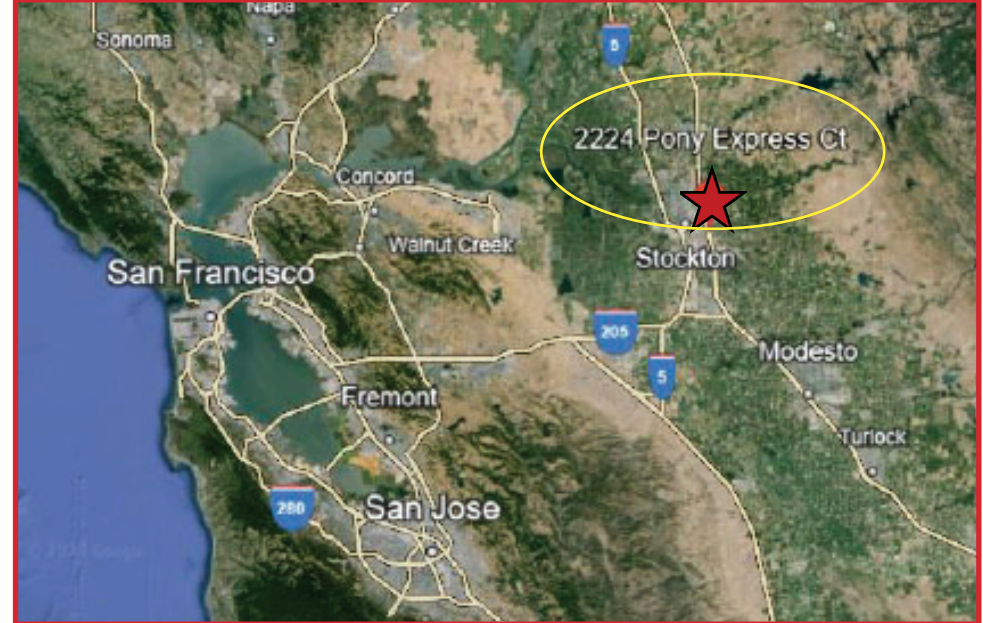
TRUCK MAINTENANCE SHOP/YARD FOR LEASE

2224 PONY EXPRESS COURT | STOCKTON, CA

LOCAL MAP



REGIONAL MAP



BNSF INTERMODAL: 5.6 miles via Mariposa Road

UP INTERMODAL: 11.3 miles via CA-99 S

PORT OF STOCKTON: 7.6 miles via CA-4

PORT OF SACRAMENTO: 51.1 miles via CA-99 N

PORT OF OAKLAND: 71.7 miles via I-580 W

STOCKTON AIRPORT: 5.8 miles via CA-99 S Arch Airport Rd.

SACRAMENTO AIRPORT: 59.2 miles via CA- 99 N

OAKLAND AIRPORT: 70.0 miles via I-580 W

SAN FRANCISCO AIRPORT: 88.2 miles via I-580 W

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.

TRUCK MAINTENANCE SHOP/YARD FOR LEASE

2224 PONY EXPRESS COURT | STOCKTON, CA

