



INDUSTRIAL SPACE FOR LEASE

5,600 SF
\$0.85 NNN RATE
\$0.32 CAM

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PROPERTY HIGHLIGHTS

- Outstanding location adjacent to Interstate 5 and French Camp Road exit in Stockton
- Located in Grupe Business Park along with companies such as Valley Pacific Petroleum Services, Condor Earth Technologies, and Butler Construction.
- Corporate neighbors – Teichert, Honda, UNFI, HD Supply



BUILDING HIGHLIGHTS

- Year built - 1993
- Building size - 22,400 SF
- Acres - 1.53
- Clear height - 20 ft to structure
- Grade level doors - 7
- Fire suppression - 0.33/3000 SF
- Construction - Reinforced concrete
- Zoning - I-G (City of Stockton)





199 Frank Circle West, Stockton CA
±22,400 SF

MATURE INDUSTRIAL BUSINESS PARK SETTING





CLEAN + MODERN OFFICE FINISHES

- 4,000 SF of office space available on a stand-alone basis
- LED lighting
- Separate breakroom (to be built) or opportunity to share larger break area with adjacent tenant (Owner)
- IT cabinet in suite
- New HVAC systems





CONDITIONED / INSULATED WAREHOUSE
