



# INDUSTRIAL SPACE FOR LEASE

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

#### John Brennan

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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

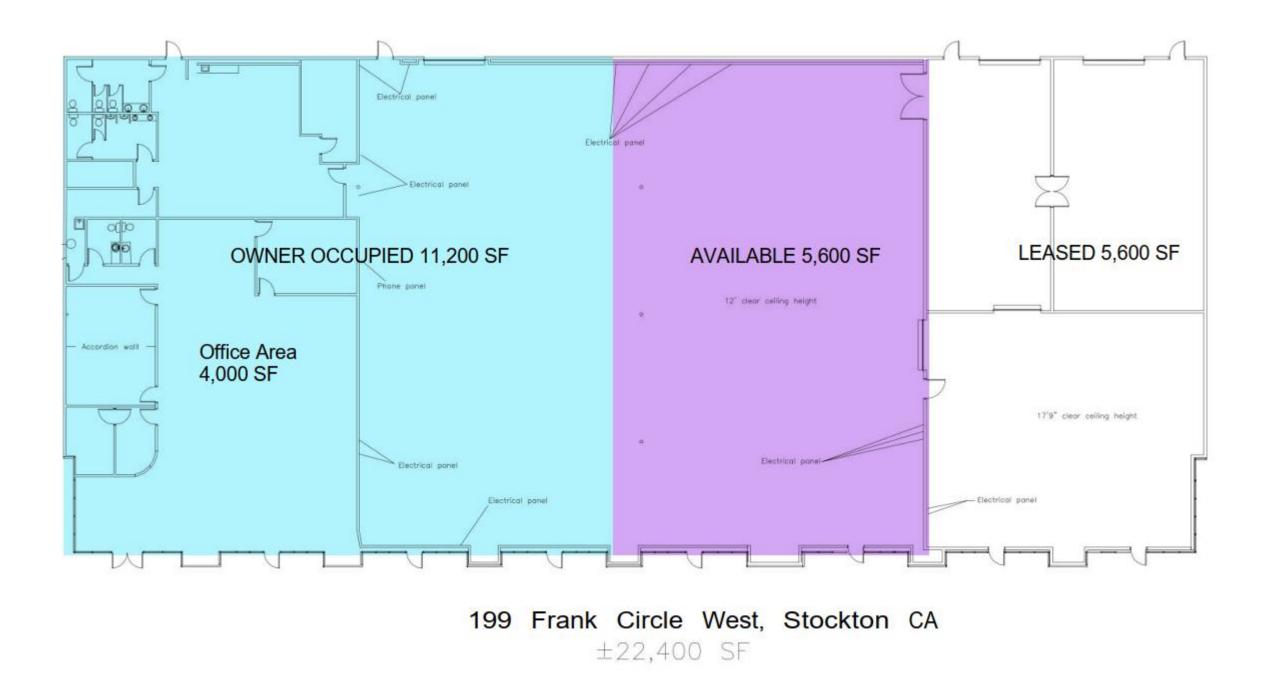


## BUILDING HIGHLIGHTS

- 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)







#### 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