

FOR LEASE

648 W. FREMONT STREET & 444 N EDISON STREET

STOCKTON, CALIFORNIA

±14,700 SF SITUATED ON ±0.46 AC LOT (TWO PARCELS) – BUILDING CAN BE DEMISED
LOCATED IN AN OPPORTUNITY ZONE – DO NOT DISTURB TENANTS



LEASE RATE STARTING AT: \$0.74 psf MG per month

EXCLUSIVELY LISTED BY:



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648 W. FREMONT STREET & 444 N EDISON PROPERTY FEATURES

Building Size: ± 14,700 SF – Can Be demised

Lot Size: ±0.47 Acres (Combined)

Parking: Onsite and Street parking available

Zoned: CD- Commercial Downtown (Current use Wheel Repair)

Leasing Options: Entire Building and Yard space can be leased out together or demised.

648 W. FREMONT STREET

- **Unit Size:** ±10,000 SF w/ ±0.11 AC of paved and Secured Yard
- **Assumed Power:** 3-Phase / 480V / 200Amp
- Electrical outlets throughout the warehouse
- **Grade Doors:** Three (3) – One w/ remote operated, two manual
- **Clear Height:** ±14' min
- **Restrooms:** Two (2) w/ potential for more
- **Assumed Telecom:** Comcast / Starlink
- Secured & Gated Yard Area
- Roll Up door over Double Door Glass Entry
- Beautiful Exposed Brick Interior with grade doors that lead to paved secured yard.



444 N EDISON STREET

- **Unit Size:** ±4,700 SF
- **Assumed Power:** Single Phase / 200 Amp / 240V
- **Grade Door:** One Roll-up Grade Door
- **Clear Height:** ±14' Min
- **Restroom:** Two (2) restroom within
- **Assumed Telecom:** Comcast / Starlink
- **Security Cameras**
- **Flooring:** Concrete and Vinyl Diamond Plate Flooring throughout

Great space with unique features throughout. Please do not disturb tenants!
Contact listing agents to tour. Serious inquiries only. (See interior photos).



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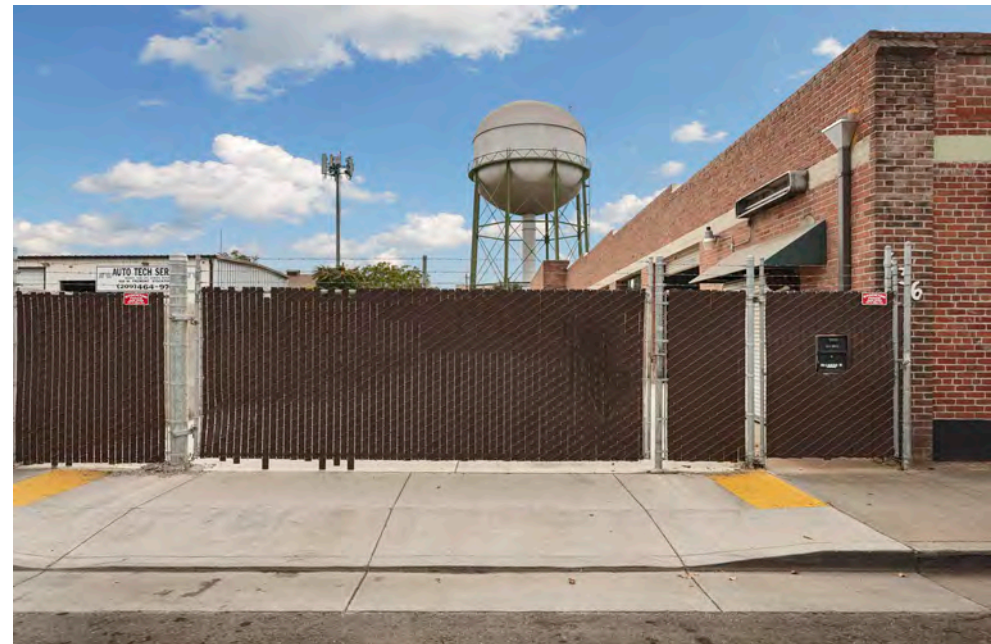
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EXTERIOR PHOTOS – 648 W. FREMONT



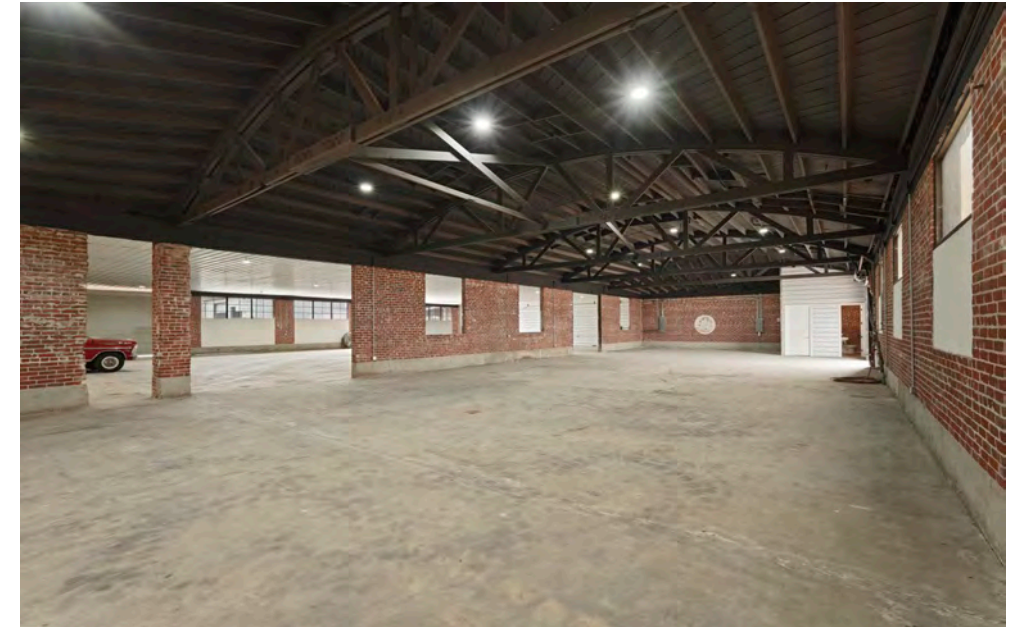
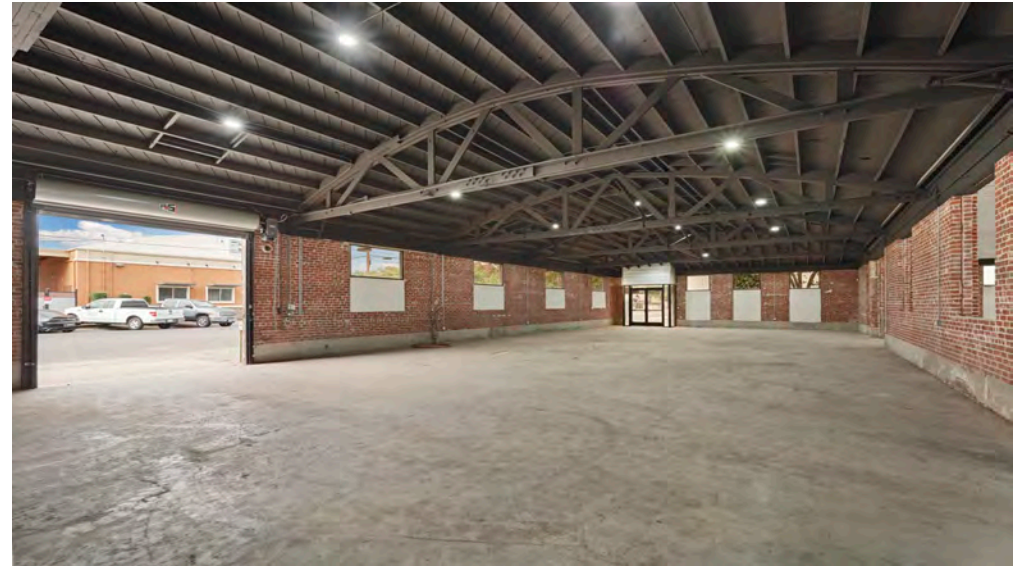
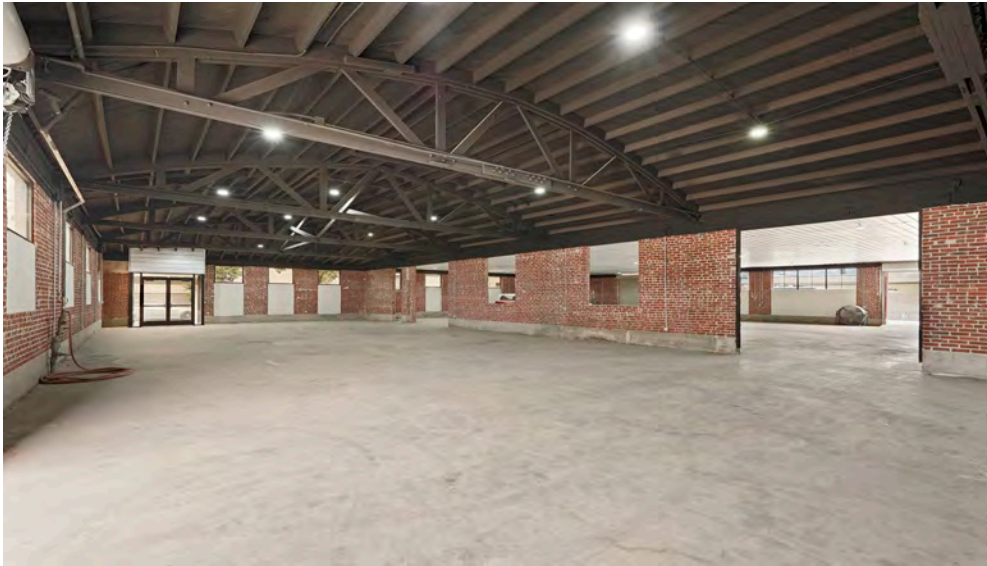
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INTERIOR PHOTOS- 648 W. FREMONT



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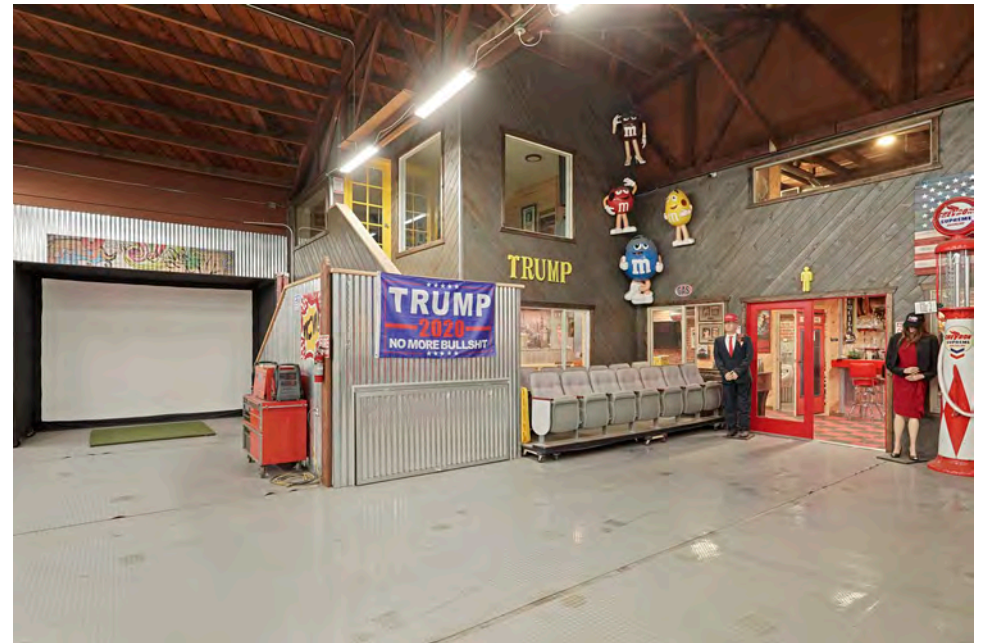
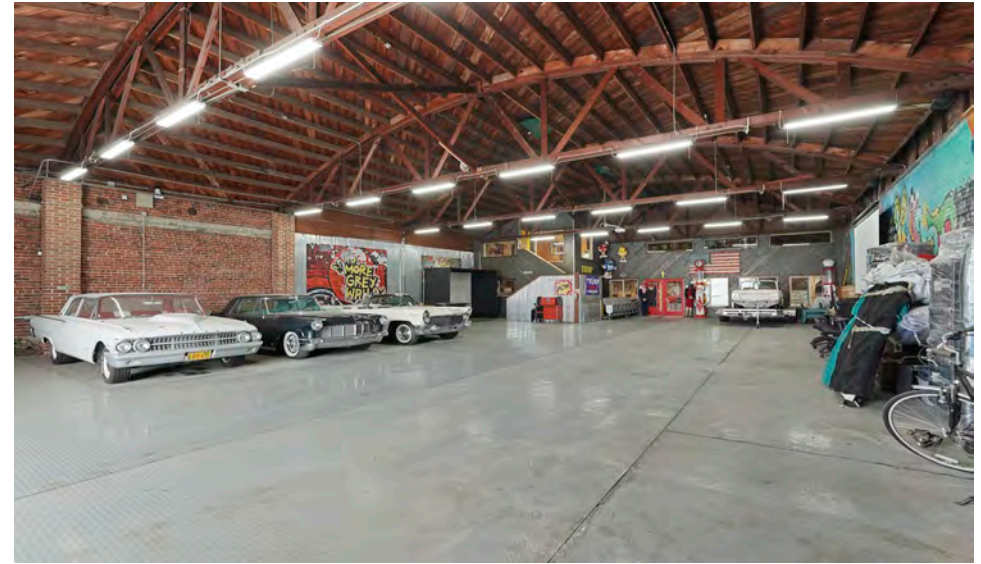


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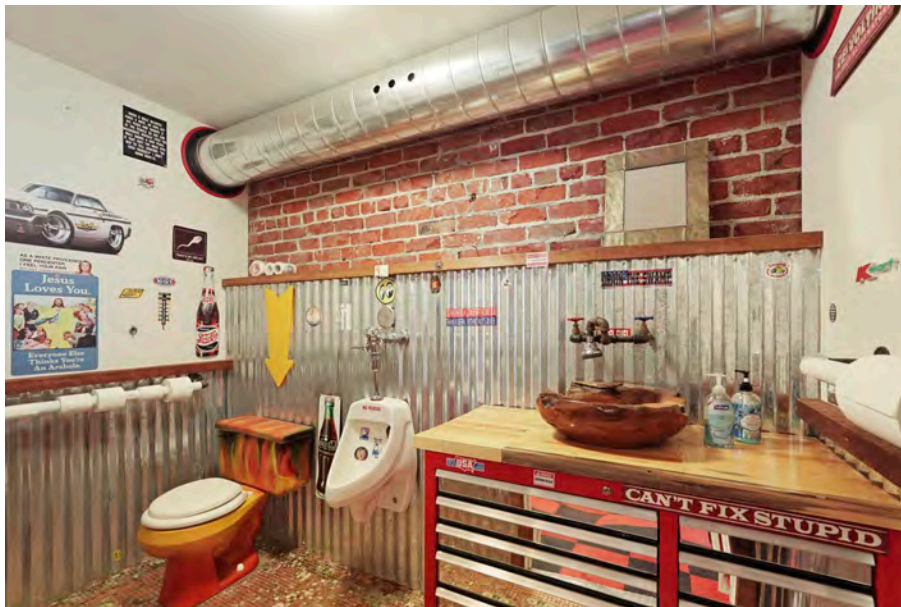


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NEIGHBORHOOD BUSINESSES



SUPERIOR GRANITE AND CABINET INC.



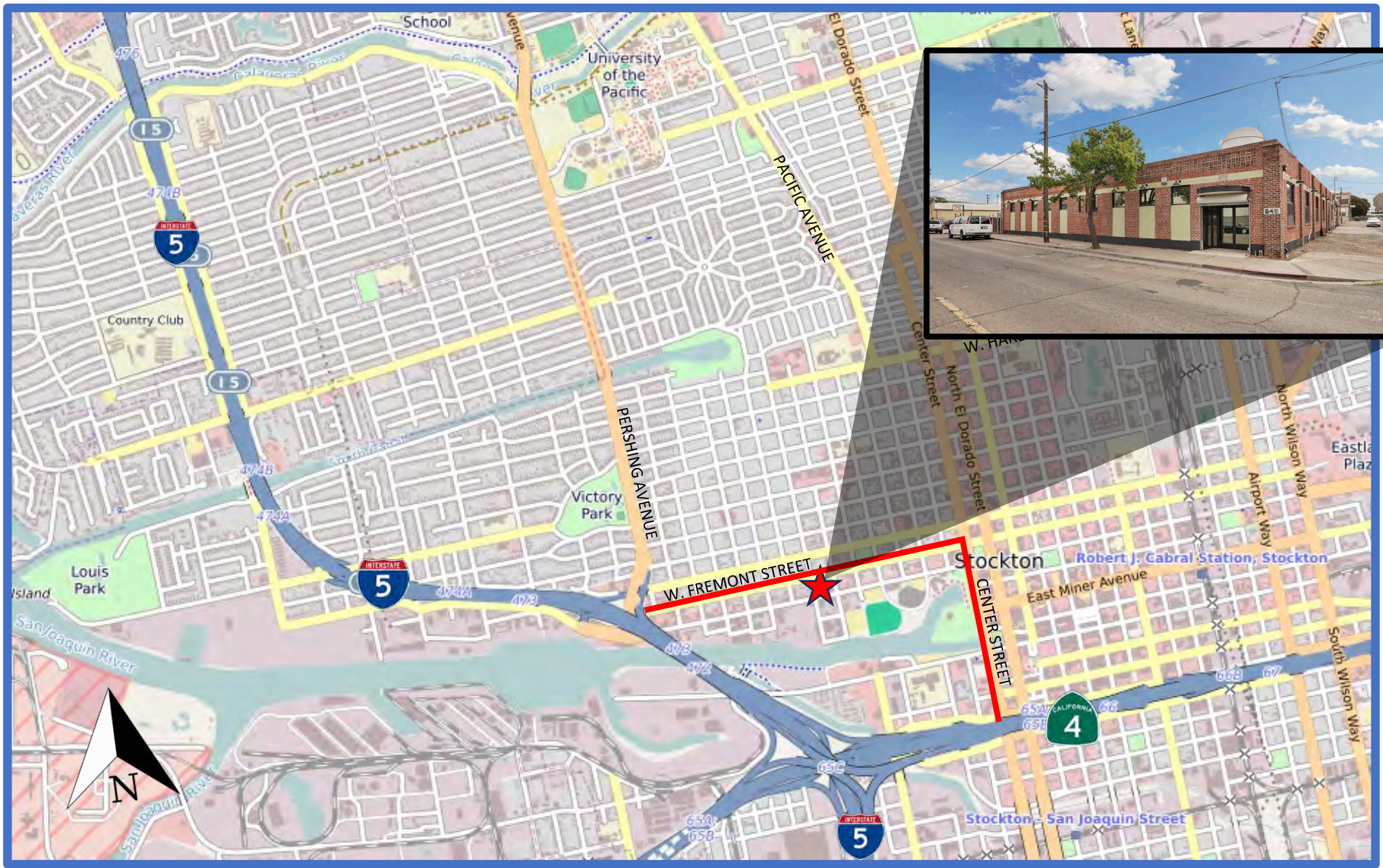
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VICINITY MAP & FREEWAY ACCESS ROUTES



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