

# INDUSTRIAL BUILDING W/ YARD FOR SALE OR LEASE

2518 BOEING WAY | STOCKTON, CA



## LISTING DATA:

<b>BUILDING SF:</b>	58,625 ± SF
<b>OFFICE SF:</b>	9,000± SF - 2 Story with private offices, conference room, break room and restrooms both upstairs and downstairs.
<b>DOORS:</b>	Eight (8) grade level doors (12' x 14') Seven (7) docks (9' x 10' - 5 with EOD levelers, 3 with shelters)
<b>SITE:</b>	4.72 ± Acres
<b>CONSTRUCTION:</b>	Concrete tilt up
<b>CLEAR HEIGHT:</b>	28'± - 32'±
<b>INDICATED POWER:</b>	1,600 amps, 277/480 volt, 3 phase distributed throughout
<b>COLUMN SPACING:</b>	57' X 57'
<b>SPRINKLERS:</b>	ESFR
<b>ZONING:</b>	IG (General Industrial - City of Stockton)

**PRICE: CONTACT AGENT FOR PRICING**

**\* Adjacent 36,000± SF on 2.48 acres also available\***

**JIM MARTIN, SIOR**  
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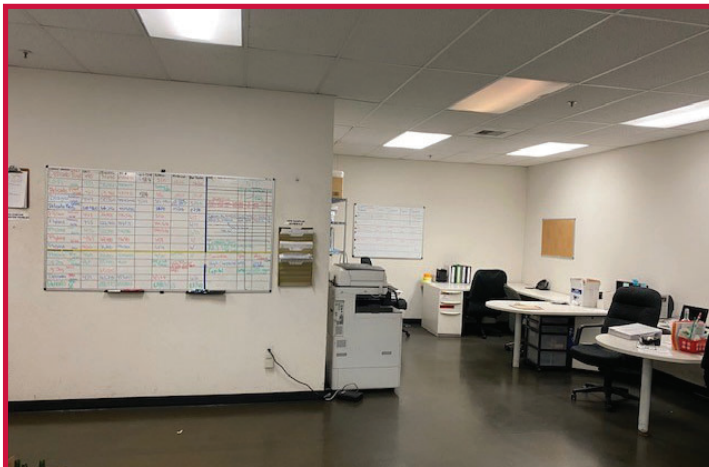
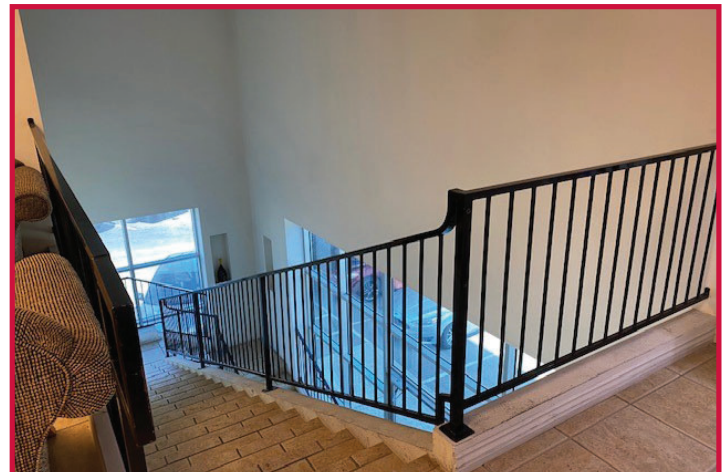
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## FEATURES:

- Standing seam metal roof w/ R-10 insulation
- T-5 warehouse lighting w/skylights
- 875± sf repair/maintenance shop (sprinklered/permitted)
- 750± sf compressor shop(sprinklered/permitted)
- 2,300± sf mezzanine (sprinklered/permitted)
- Approximately 1.10 acres of unimproved land for expansion or additional yard
- Building designed/engineered for 7 additional docks and 2 additional grade doors on south side
- Fenced/gated/paved yard
- Built in 2000

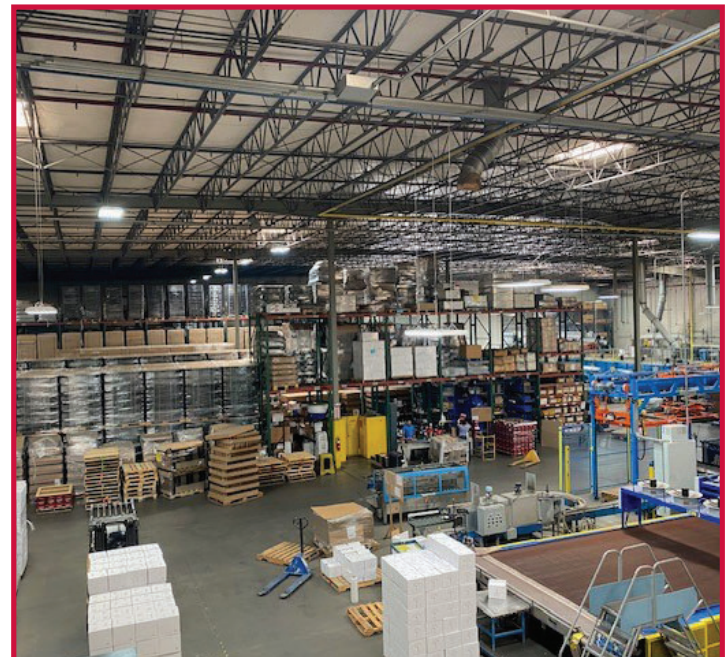
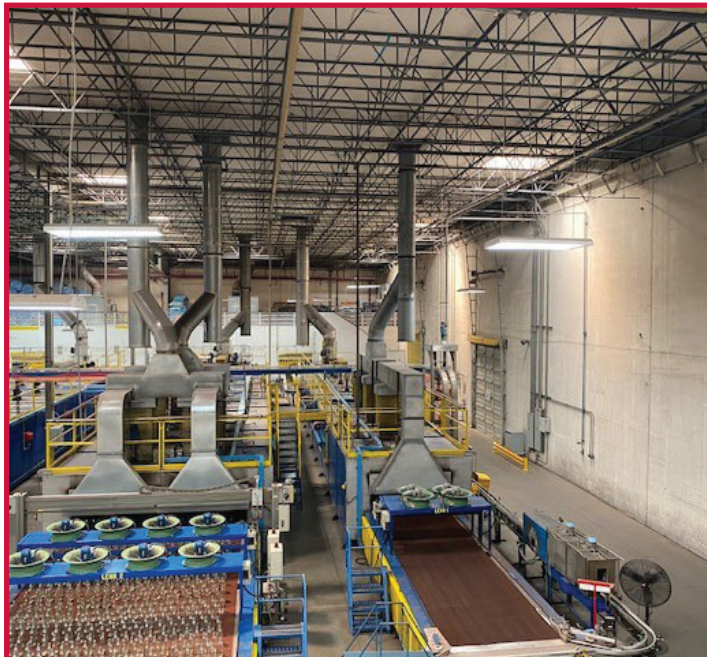
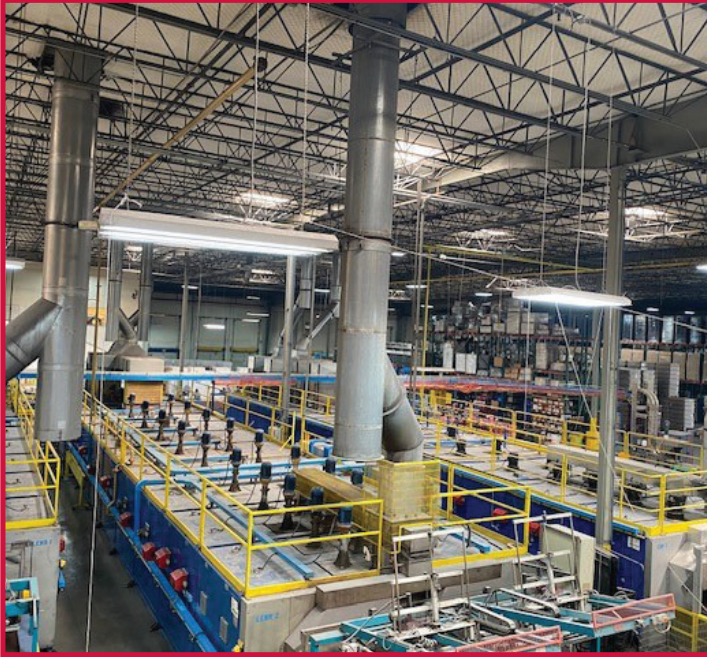
## OFFICE PHOTOS



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## WAREHOUSE PHOTOS

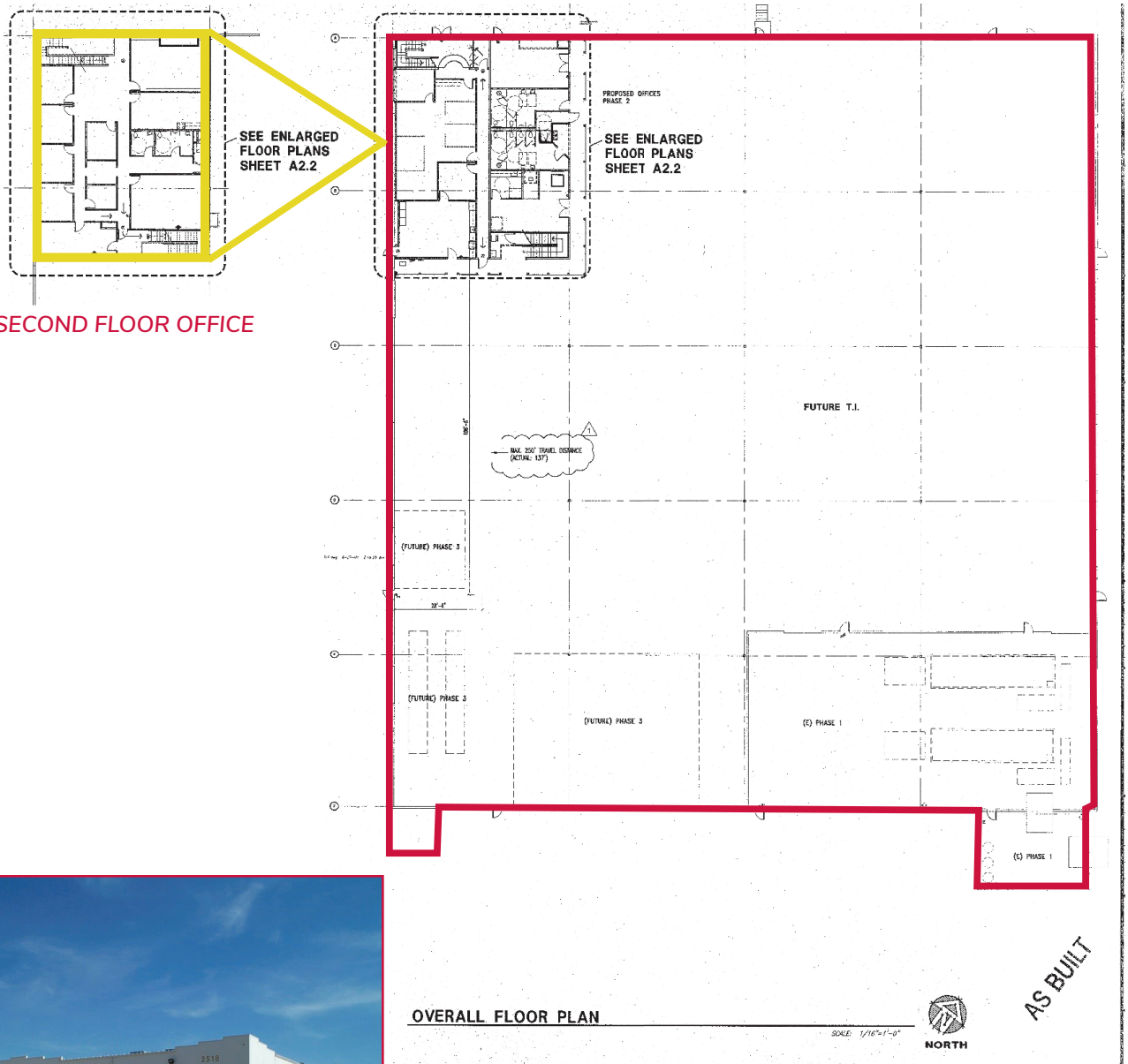


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## FLOOR PLAN



SECOND FLOOR OFFICE

OVERALL FLOOR PLAN



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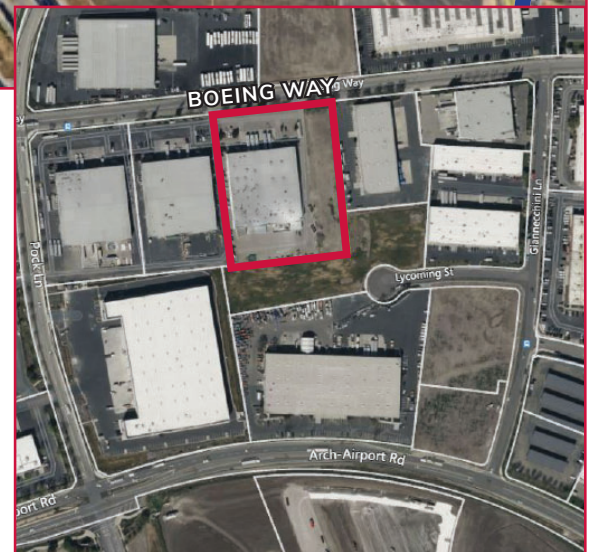
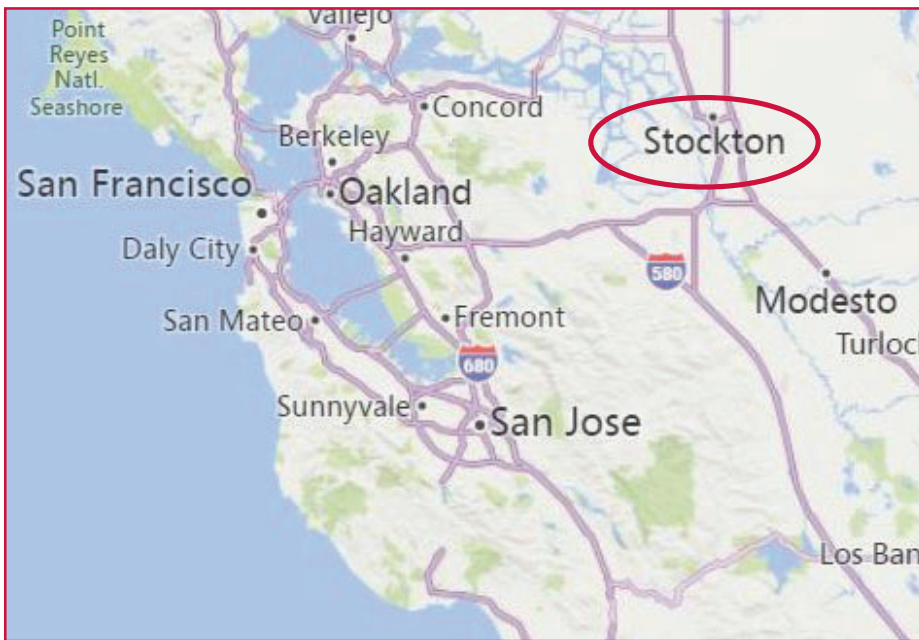
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