

WAREHOUSE/DISTRIBUTION FACILITY WITH YARD/EXCESS LAND FOR LEASE

2518 BOEING WAY | STOCKTON, CA



INTERIOR AND EXTERIOR RENOVATIONS/REFRESH COMPLETE!

LISTING DATA:

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

PRICE: CONTACT AGENT FOR PRICING

CONTACT:

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Michael Reed | Asset Manager
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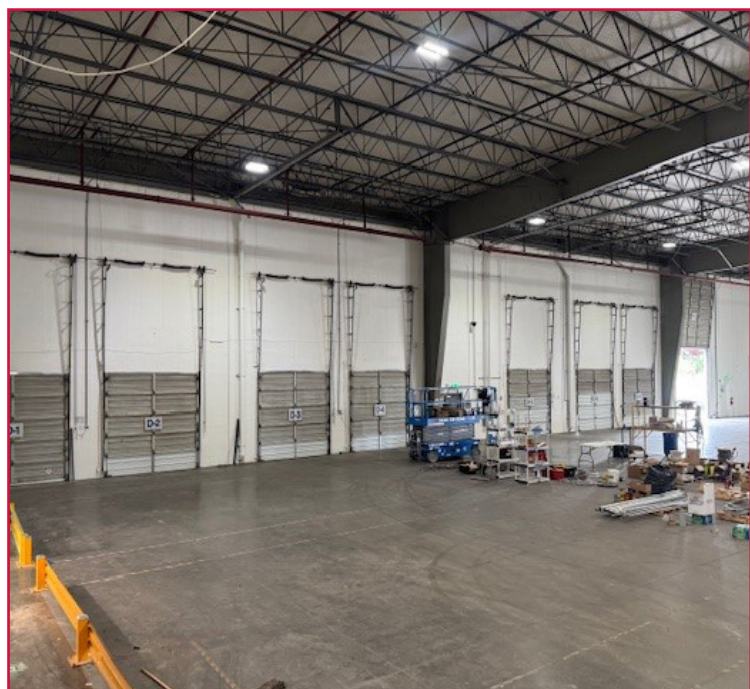
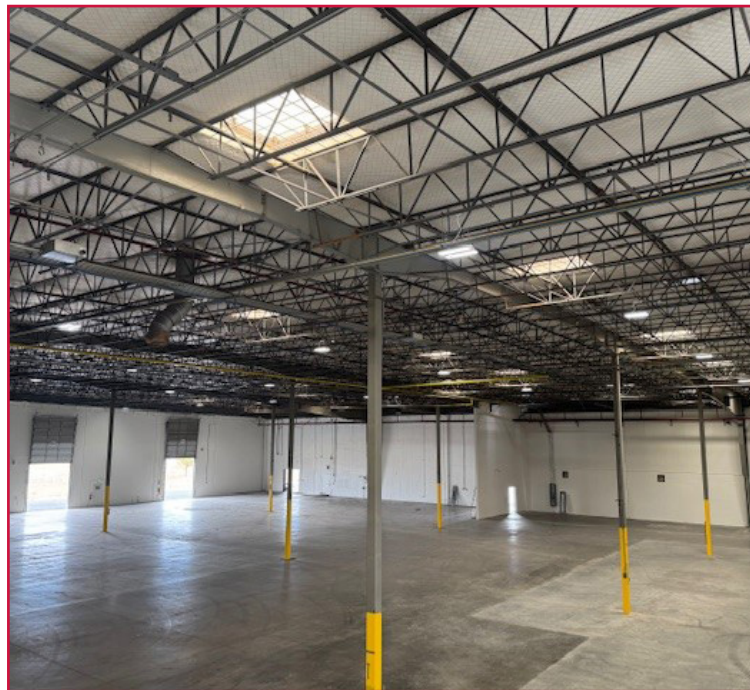
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FEATURES:

- 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

WAREHOUSE PHOTOS



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EQUITIES

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INTERIOR PHOTOS

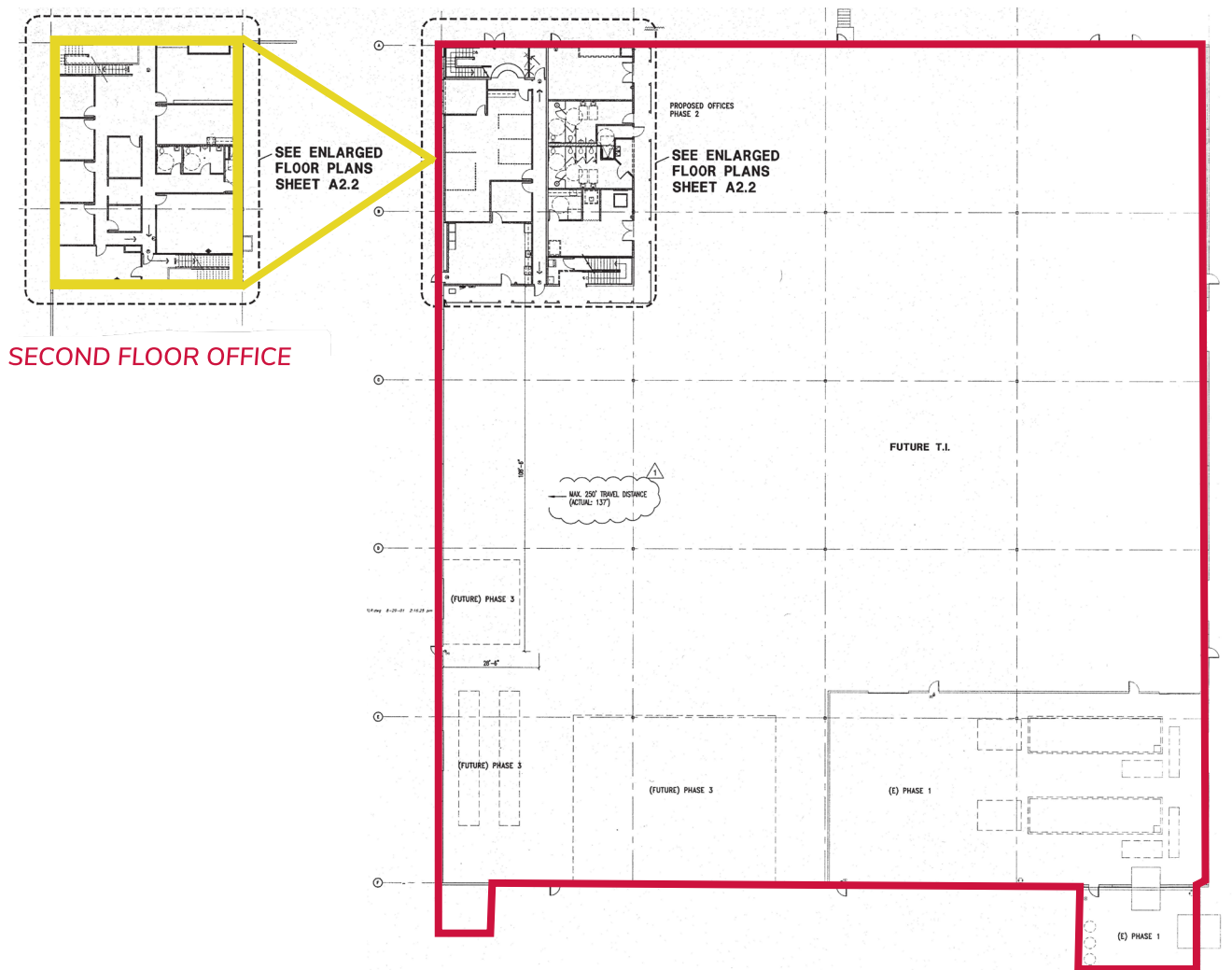


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FLOOR PLAN



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