AVAILABLE FOR SALE OR LEASE

1838 VICKI LANE, STOCKTON, CA



BUILDING SIZE:	30,000± SF
Lot Size:	2.66± Acres
Power:	225 AMP, 277/480 VOLT, 3 phase electrical service
Doors:	Grade Level - Three (3) Dock High - Two (2) with edge of dock levelers
CLEAR HEIGHT:	15' - 16'
Zoning:	I-L Limited Industrial (City of Stockton)

FEATURES:

- 1,800± SF of office space with two (2) restrooms
- Fully sprinklered
- LED warehouse lighting w/ motion detectors
- Covered loading dock
- Concrete tilt up construction

SALE PRICE: \$3,650,000.00

FOR LEASE: \$.50 PSF / NNN

- Large fenced/compacted/partially surfaced yard
- Brand new roof, electrical service, office/restroom
- Highway 99 access via Fremont Street



FOR MORE INFORMATION, CONTACT: Jim Martin, SIOR

President BRE #01214270 jmartin@lee-associates.com D 209.983.4088 C 925.352.6948

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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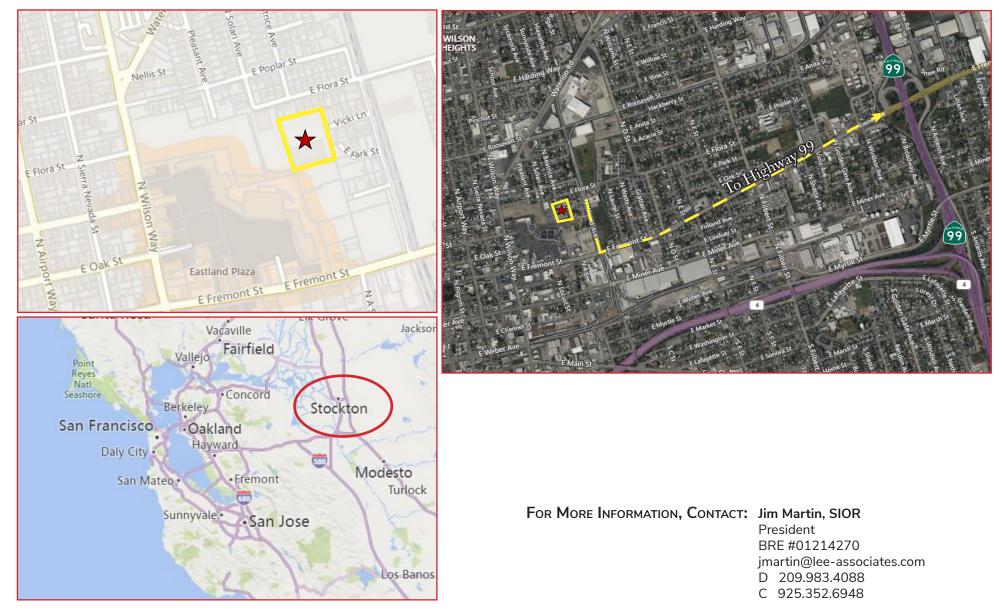
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