

# 1150 N. Filbert Street

Stockton, CA 95205

Available For Sale

Sale Price: \$1,900,000

±15,680 SF Freestanding Industrial Bldg on ±1.41 Acres



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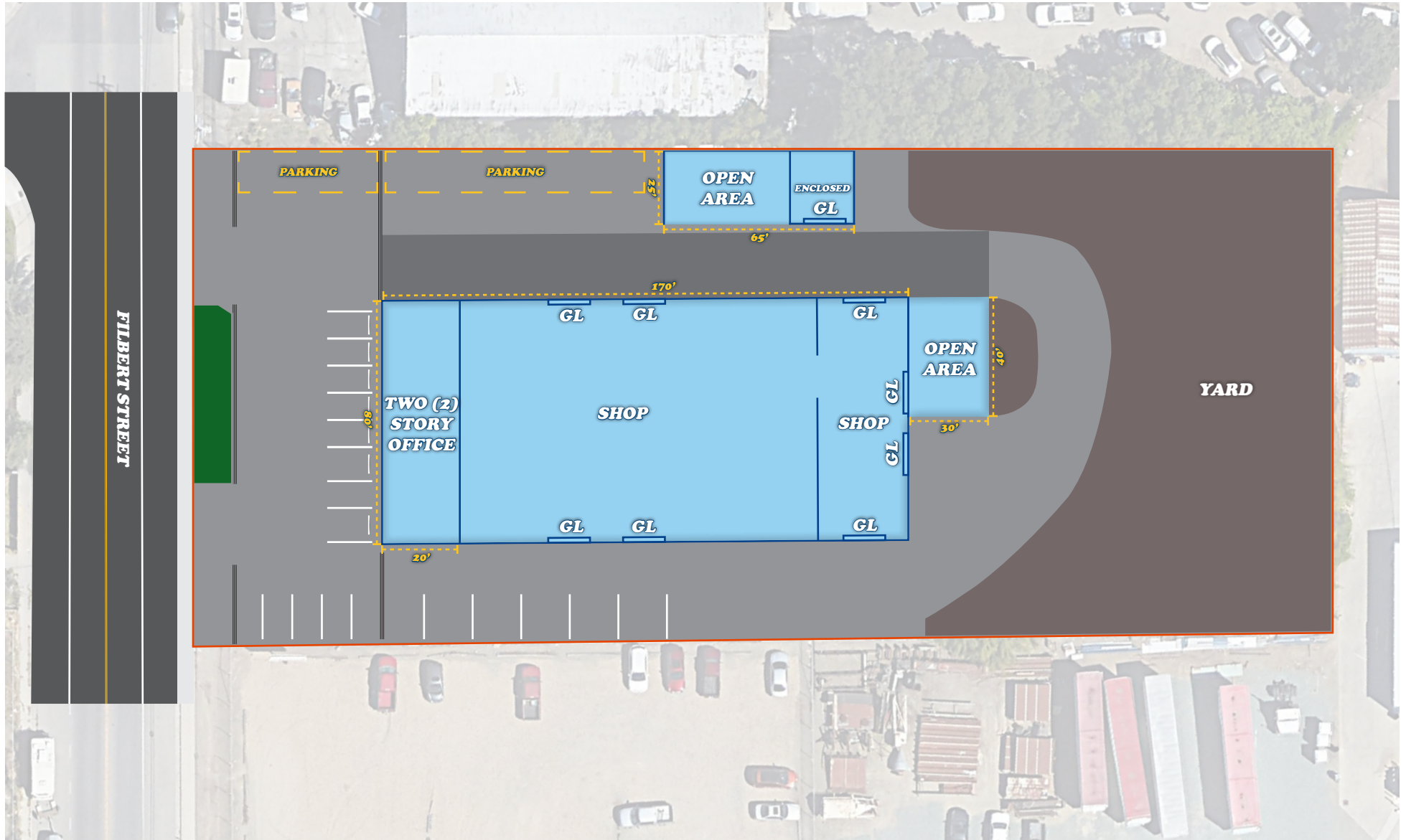
## Property Specifications

<b>Building #1 Size:</b>	±14,080 SF (176' x 80') plus ±1,200 SF (40' x 30') covered overhang at the back of the building
<b>Building #2 Size:</b>	±1,600 SF (65' x 25') partially enclosed
<b>APN:</b>	143-100-230
<b>Acres:</b>	±1.41 acres
<b>Office Size:</b>	±3,000 SF two (2) story office
<b>Grade Level Doors:</b>	Eight (8) (14' x 14')
<b>Lighting:</b>	Fluorescent
<b>Indicated Power:</b>	400 amps, 120/208V, 3-phase
<b>Construction Type:</b>	Freestanding steel frame metal building
<b>Water:</b>	Cal Water
<b>Sewer:</b>	City of Stockton
<b>Gas &amp; Electric:</b>	PG&E
<b>Zoning:</b>	I-L, Limited Industrial (San Joaquin County)
Ample parking	
Fenced concrete/unimproved yard	
Skylights	
Clear Span	
Shop heaters & swamp coolers	
Drive around and drive through access	



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LOCATION AERIAL



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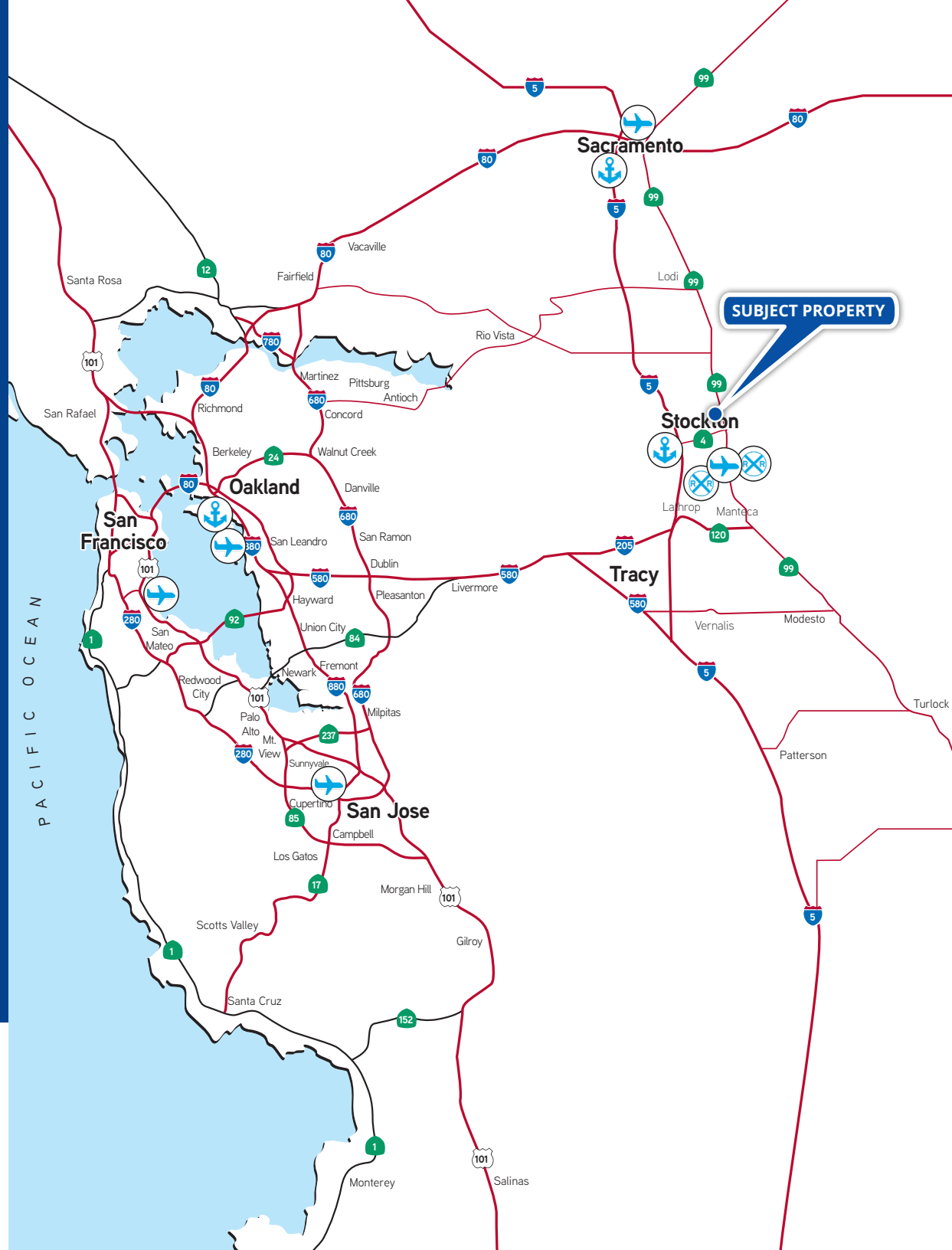




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