

**INDUSTRIAL
WAREHOUSE**

FOR SALE

740 E. HAZELTON AVENUE • STOCKTON • CA • 95203



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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(209) 672-6792
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PROPERTY SUMMARY

ADDRESS:	740 E. Hazelton Avenue • Stockton	COUNTY:	San Joaquin
SALES PRICE:	\$1,140,000	PROPERTY TYPE:	Industrial
SQUARE FOOTAGE:	± 12,000 SF	PROPERTY SUB-TYPE:	Warehouse
LOT SIZE:	± 0.42 AC	PARCEL NUMBER:	149-270-520-000
		PROCURING BROKER FEE:	2.5%

PROPERTY DESCRIPTION:

The property is a concrete tilt up, clean industrial property located near HWY 4 with close proximity to downtown Stockton. The property is currently occupied by ARS on a month-to-month basis which could be viewed as advantageous for either an investor and/or owner user opportunity. The property is well laid out with a balance of warehouse, office, storage and sales.

HIGHLIGHTS:

- Currently occupied by ARS
 - Month-to-Month



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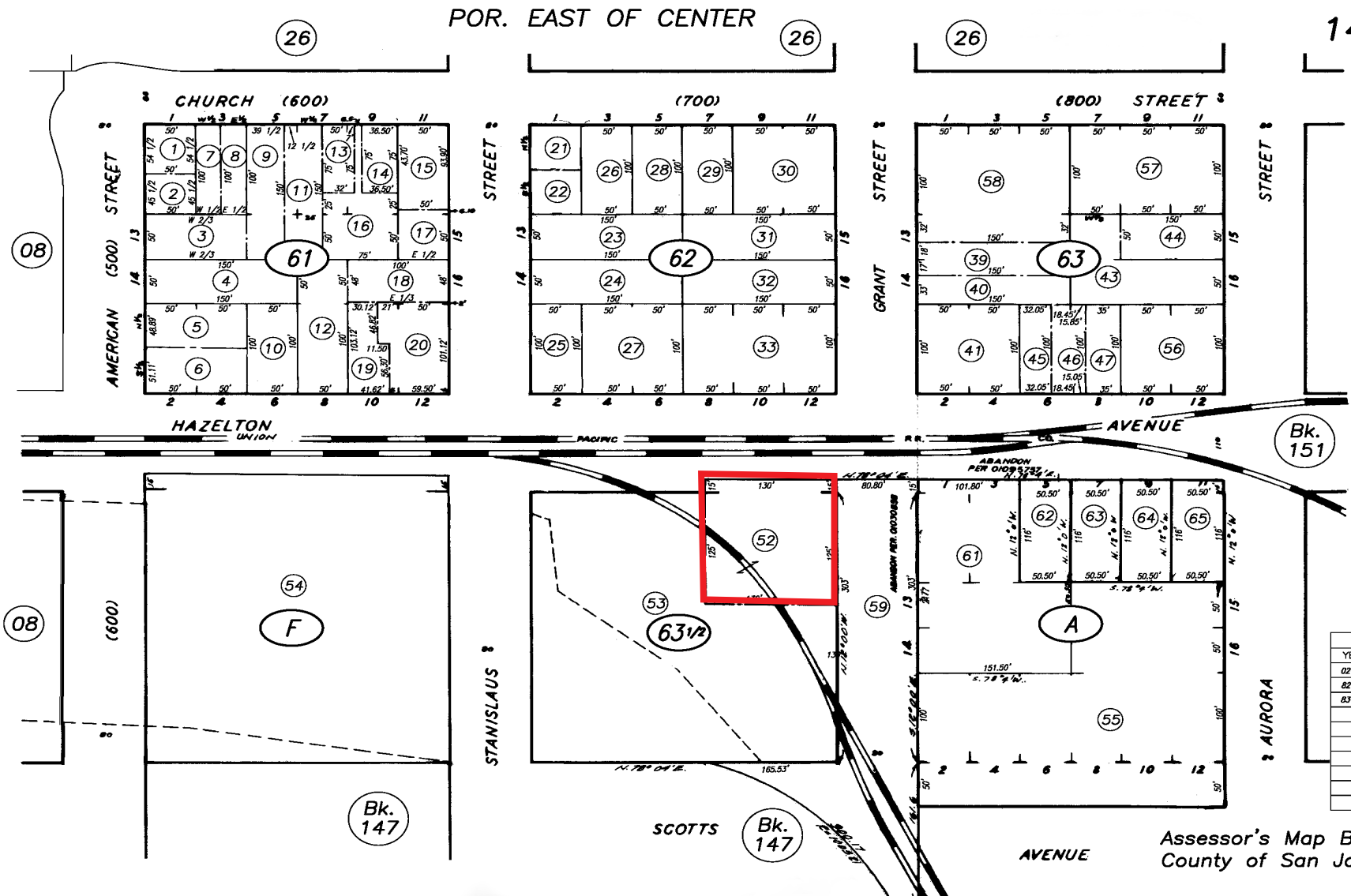
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PARCEL MAP

149-27



HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
02-03	60	65	
82-83	55		
83-84	58		

Assessor's Map Bk.149 Pg.27
County of San Joaquin, Calif.

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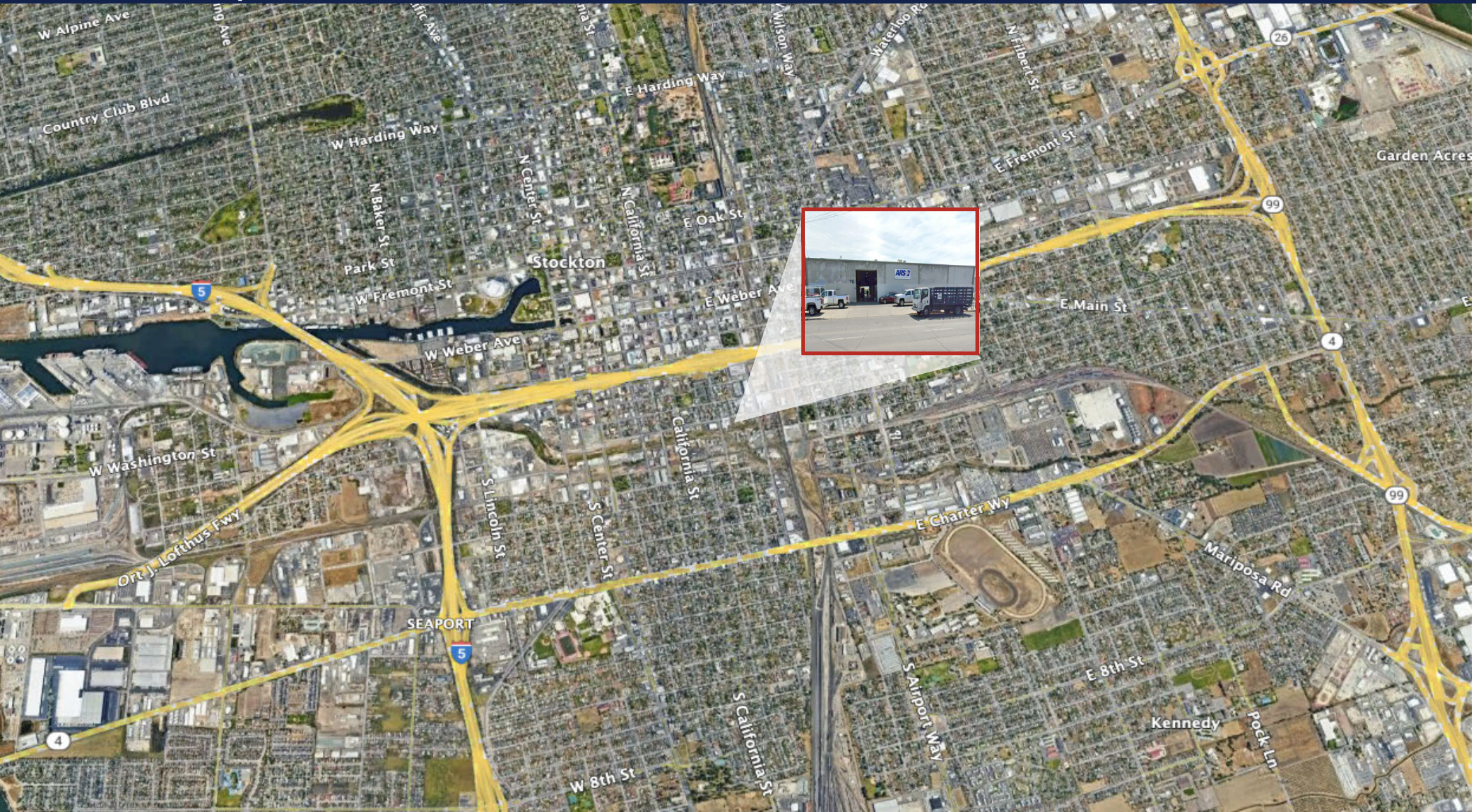
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AERIAL VIEW



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