

7746 LORRAINE AVE, STE. 201 & 206A, STOCKTON, CA

FOR SALE OR LEASE

±2,417 SF | ZONED: IG- INDUSTRIAL GENERAL

SALE PRICE: \$450,000.00 | LEASE RATE: \$1.35 PSF MG
(TWO PARCELS COMBINED) | GRADE LEVEL DOOR W/ WAREHOUSE SPACE INCLUDED



7746 LORRAINE AVE, STE. 201 & 206A., STOCKTON, CA

EXCLUSIVLY LISTED BY:

LIDDICOAT

LIDDICOAT CRE, INC.
02305797

CRE

LORIE LIDDICOAT
DRE: 01952818

LORIE@LIDDICOATCRE.COM
209.915.9913

SUZANNE GRANDE | PARTNERS
DRE: 01080467 COMMERCIAL

SUZANNE@PARTNERSREINC.COM
209.483.8999

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PROPERTY DETAILS:

- ±2,417 SF
- APN: 094-260-010 & 094-260-200
- STREET VISIBILITY VIA HAMMER LN.
- DAILY TRAFFIC VMT: ±34,916
- FRESH EXTERIOR PAINT 2024
- OFFICE ±1,049 SF INCLUDES:
 - RECEPTION AREA W/ OPEN WORK AREA, LARGE WINDOWS FOR NATURAL LIGHTING
 - TWO OFFICES
 - CONFERENCE ROOM, CAN BE USED AS A THIRD OFFICE
 - ADA ACCESSIBLE RESTROOM
 - COPY AREA
- WAREHOUSE ±1,368 SF INCLUDES:
 - RESTROOM
 - GRADE LEVEL ROLL UP DOOR
 - INSULATED CEILING
 - INVENTORY ROOM WITH DROP CEILING

INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BROKER IS ACTING AS LANDLORD'S/SELLER'S AGENT: A LANDLORD'S/SELLER'S AGENT WORKS SOLELY ON BEHALF OF THE LANDLORD/SELLER TO PROMOTE THE INTERESTS OF THE LANDLORD/SELLER WITH THE UTMOST GOOD FAITH, LOYALTY AND FIDELITY. THE AGENT NEGOTIATES ON BEHALF OF AND ACTS AS THE ADVOCATE FOR THE LANDLORD/SELLER.

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