

LIGHT INDUSTRIAL FLEX BUILDING W/ YARD

FOR SALE OR LEASE

222 N. WILSON WAY | STOCKTON, CA



Building: 9,000± SF

Lot Size: 0.53± Acres

Office: Approximately 5,500± SF with private offices, kitchen/break area, restrooms and sales/bull pen area

Power: 400 Amp, 220 Volt, 3 Phase

Doors: One (1) grade level door

Zoning: I-L (Limited Industrial - City of Stockton)

SALE PRICE: \$1,300,000
LEASE RATE: ~~\$9,000~~- \$8,000 PER MONTH / GROSS

CONTACT: Jim Martin, SIOR
BRE #01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948

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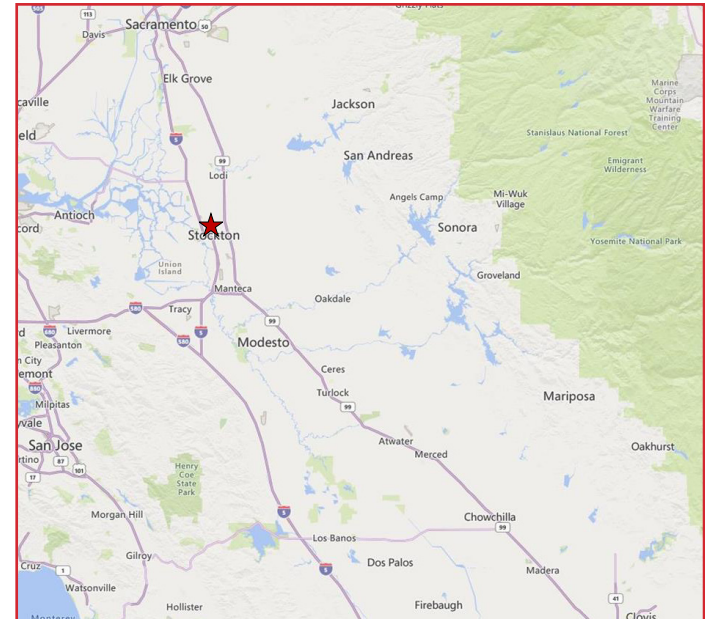
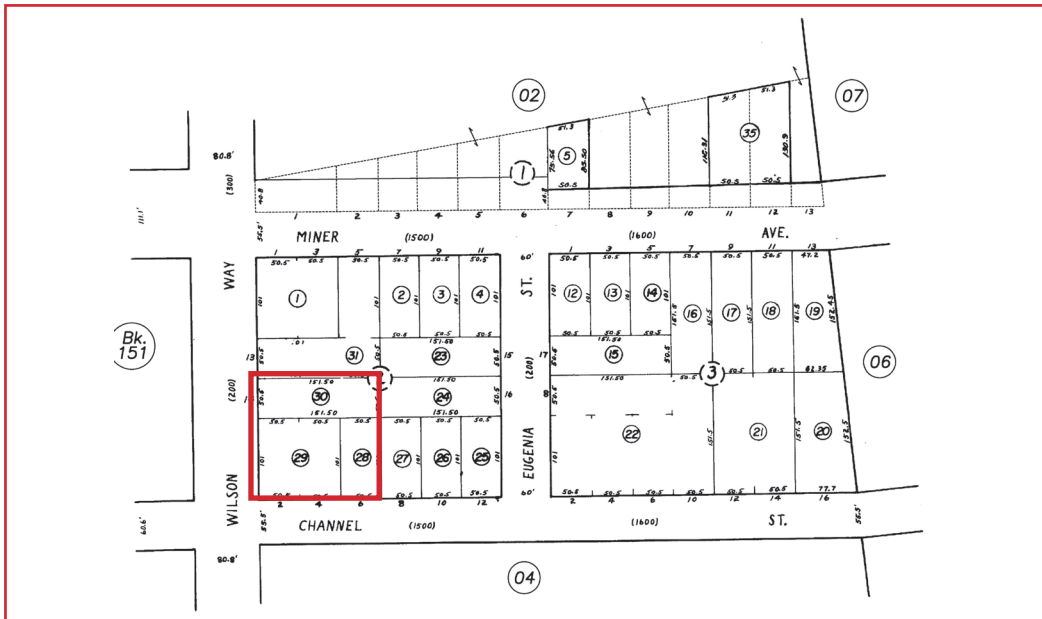
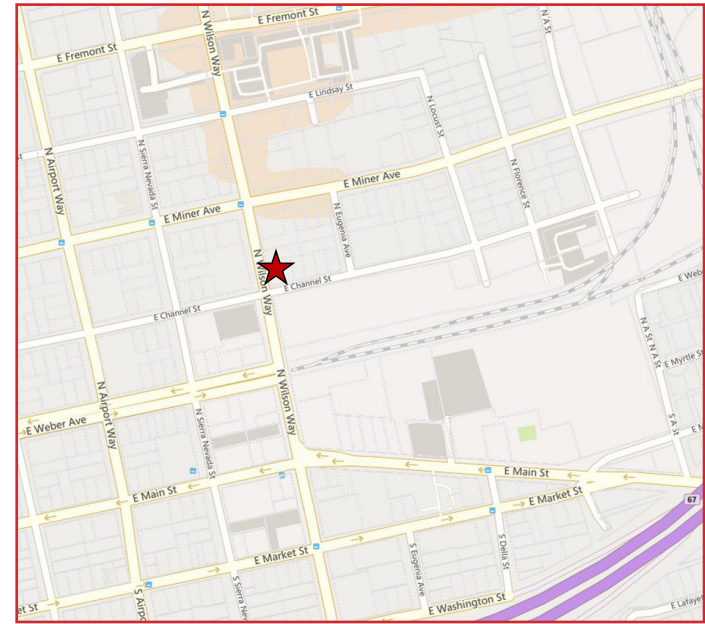
ADDITIONAL FEATURES:

- Fenced/paved Yard
- Security cameras and alarm
- 9,000± SF basement for storage
- Central HVAC
- Corner location w/ excellent visibility
- Easy access to HWY 4 (Crosstown Freeway)

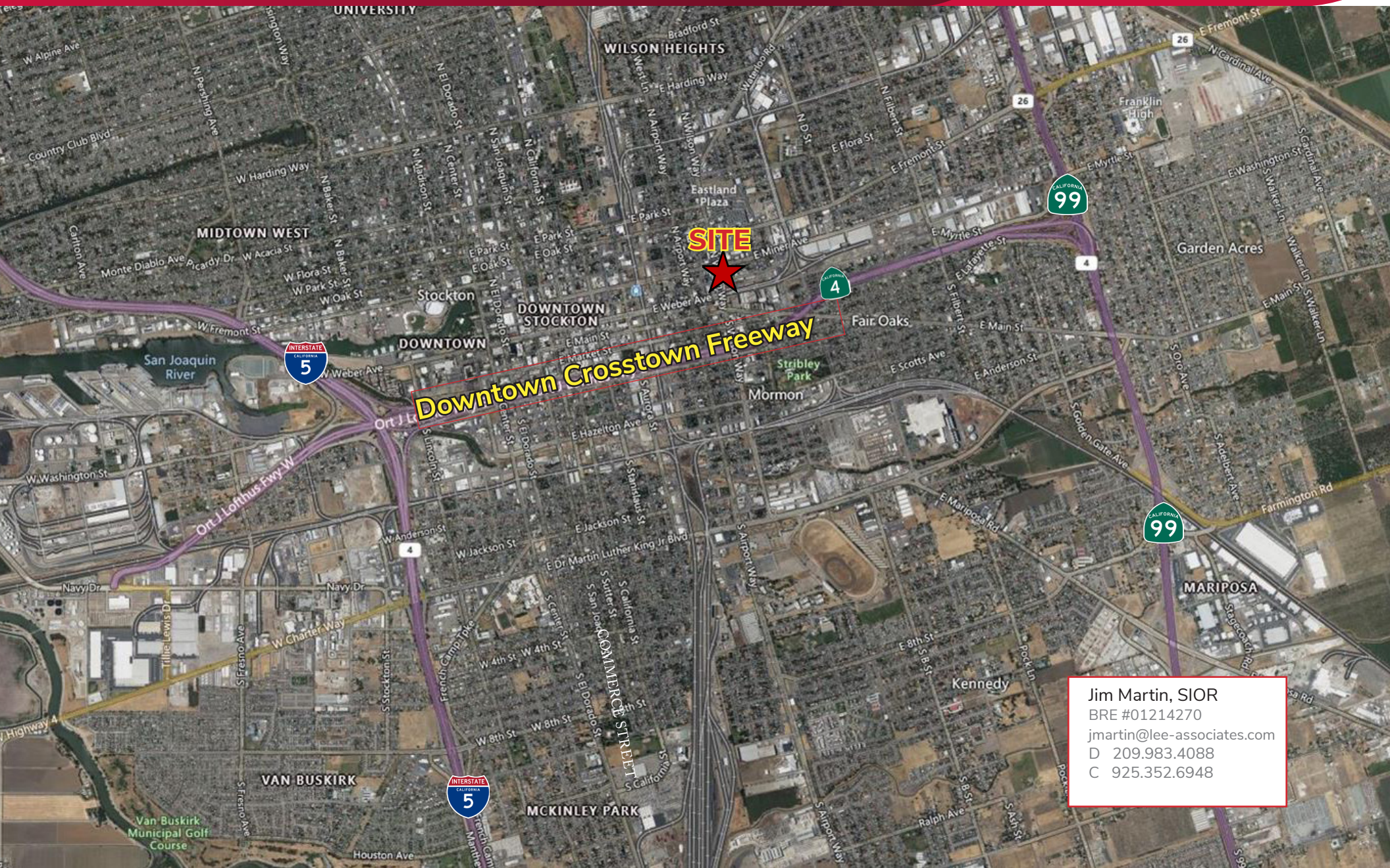


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