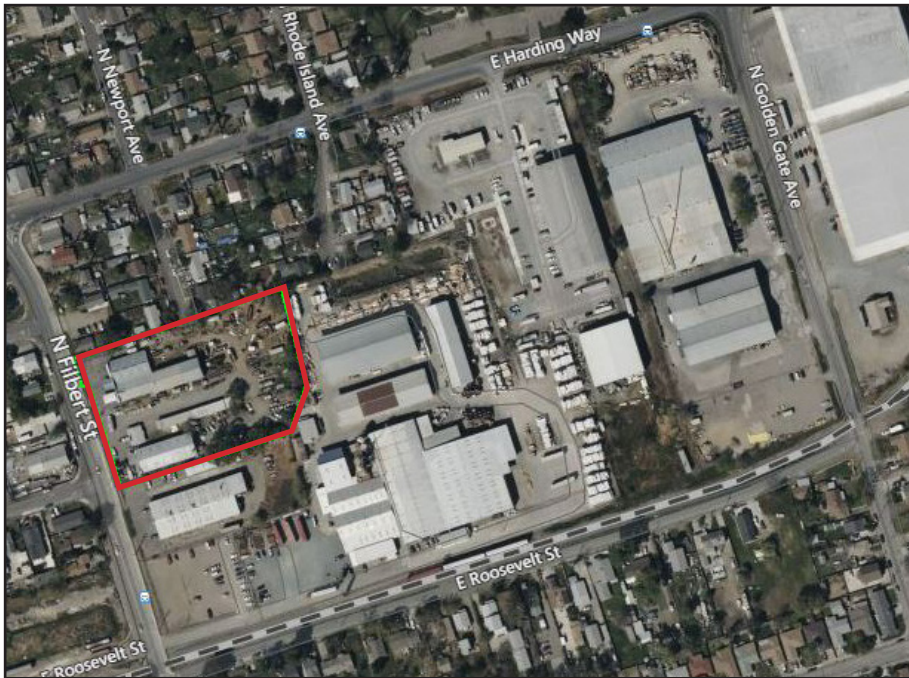


INDUSTRIAL - SHOP & YARD  
AVAILABLE FOR SALE  
1240 N. FILBERT STREET | STOCKTON, CA





INDUSTRIAL - SHOP & YARD  
AVAILABLE FOR SALE  
1240 N. FILBERT STREET | STOCKTON, CA



- 2.79± Acre Site
- 21,950± SF (4 Buildings)
- 1,050± SF Bldg A (1234 N. Filbert)
- 6,000± SF Bldg B (1200 N. Filbert)
- 3,400± SF Bldg C (1236 N. Filbert)
- 11,500± SF Bldg D (1240 N. Filbert)
- Domestic water provided by on-site well
- 2 septic tanks
- Fenced/partially paved w/ two (2) gated entrances
- Zoned I-L (Industrial - Limited: San Joaquin County)
- Currently leased to four (4) tenants, all month to month (\$7,500.00 / MO/ Gross)
- 3 phase electrical service

**\*SHOWN BY APPOINTMENT ONLY - DO NOT DISTURB TENANTS\***

**SALE PRICE: \$1,995,000.00**

For More Information Contact: Jim Martin, SIOR  
BRE# 01214270  
jmartin@lee-associates.com  
D 209.983.4088  
C 925.352.6948

INDUSTRIAL - SHOP & YARD  
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1240 N. FILBERT STREET | STOCKTON, CA



- 1240 N. Filbert
- 11,500± SF
- Three (3) grade level doors
- Two (2) 3-ton rolling bridge cranes
- 650± sf office space w/2 restrooms



- 1200 N. Filbert
- 6,000± SF
- Two(2) grade level doors
- 1,100± sf office w/ two (2) restrooms
- Mezzanine storage above office area



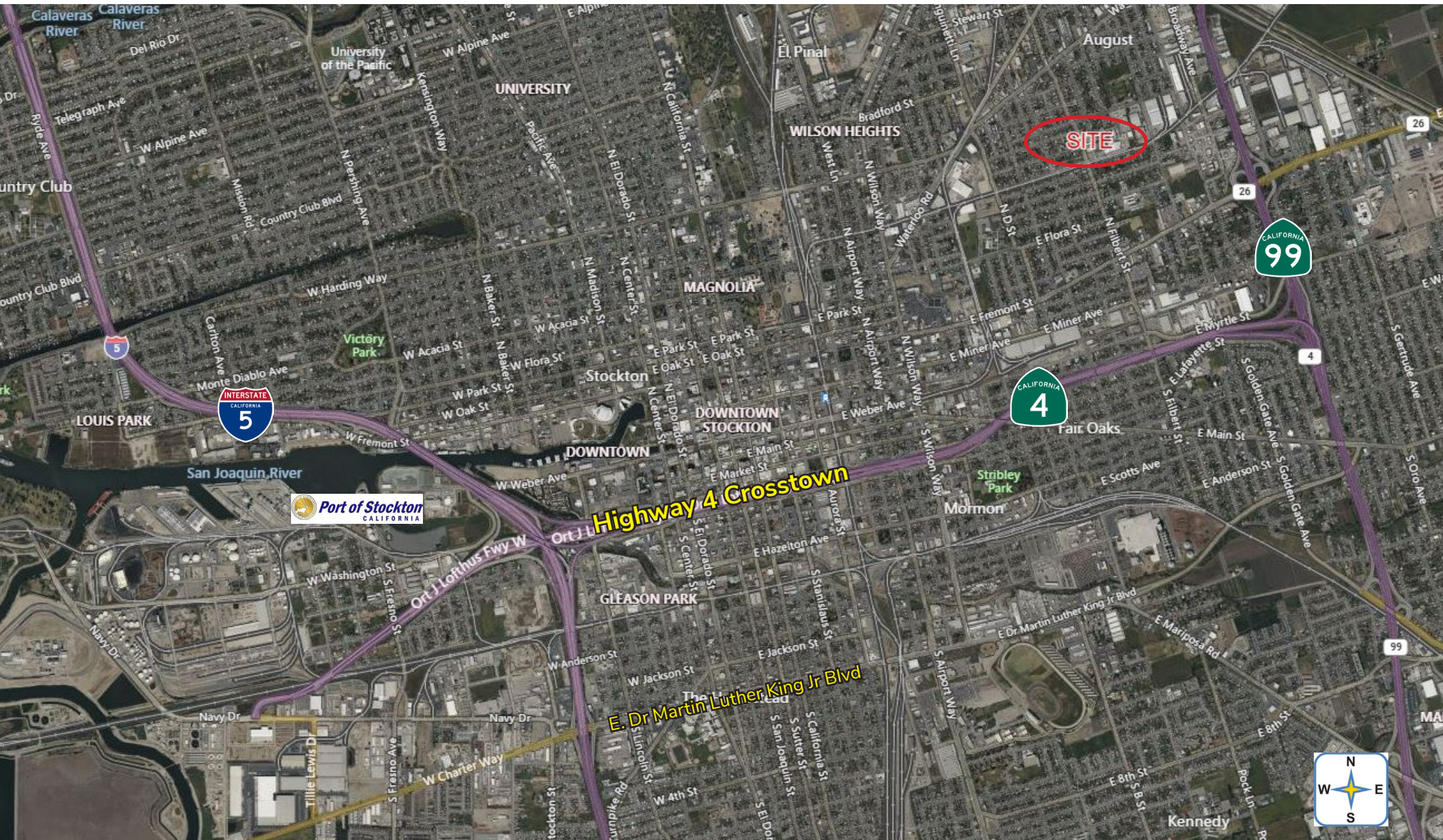
- 1234 N. Filbert
- 1,050± SF
- 100% office space
- One (1) restroom, kitchen/break area



- 1236 N. Filbert
- 3,400± SF
- Two(2) grade level doors



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