

INDUSTRIAL SHOP/YARD FOR SALE

11,000± SF ON 1.03± AC

802 S. AMERICAN STREET, STOCKTON, CA

AVAILABLE SF: 11,000± SF
OFFICE SF: 500± SF (20' x 25')
SHOP SF: 10,500± SF (70' x 150')
LOT SIZE : 1.03± Acres
ZONING : I-G, General Industrial, City of Stockton

COMMENTS:

- Three (3) ground level doors
- Secured yard w/ concrete block/masonry wall surrounding property perimeter
- 16' minimum clear height
- Newly refurbished metal building
- Access to/from Hwy 99 and I-5 via Crosstown Fwy
- Two street entrances- S. American Street and S. Stanislaus Street
- Opportunity zone
- Ideal facility for contractor, equipment or material storage

Jim Martin, SIOR

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C 925.352.6948

SALE PRICE: \$1,100,000.00



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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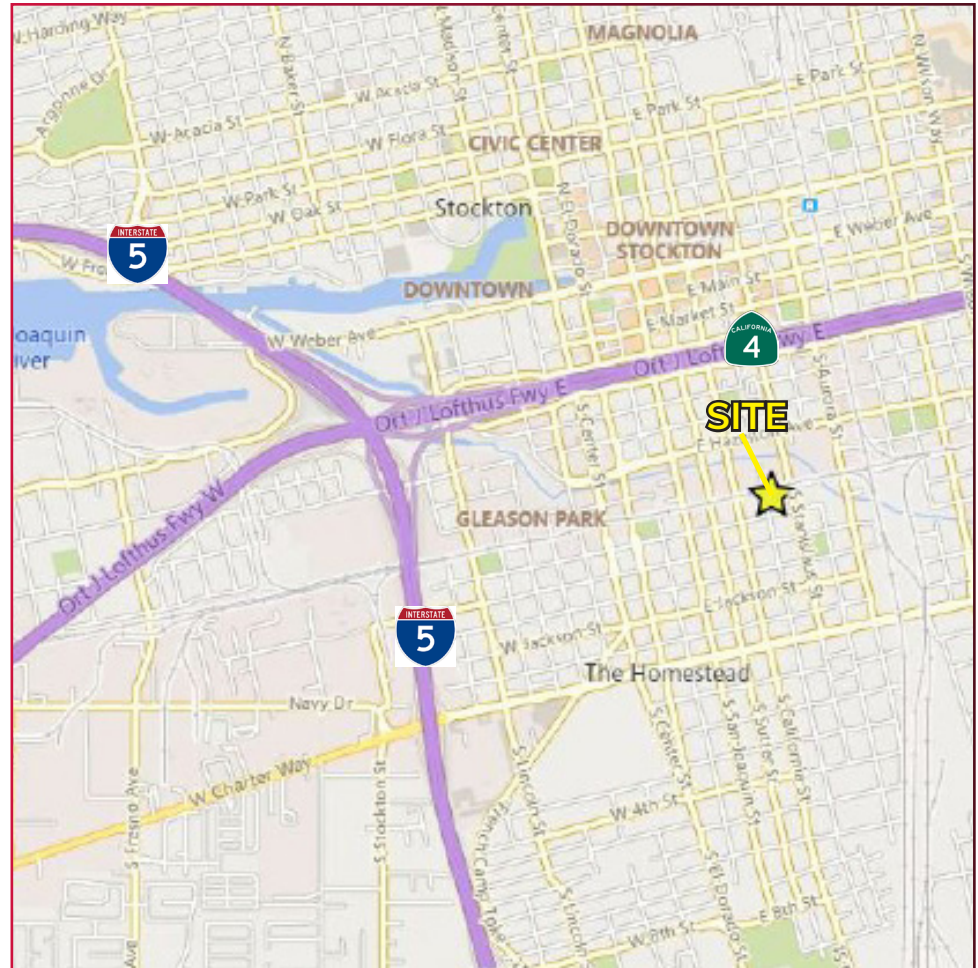
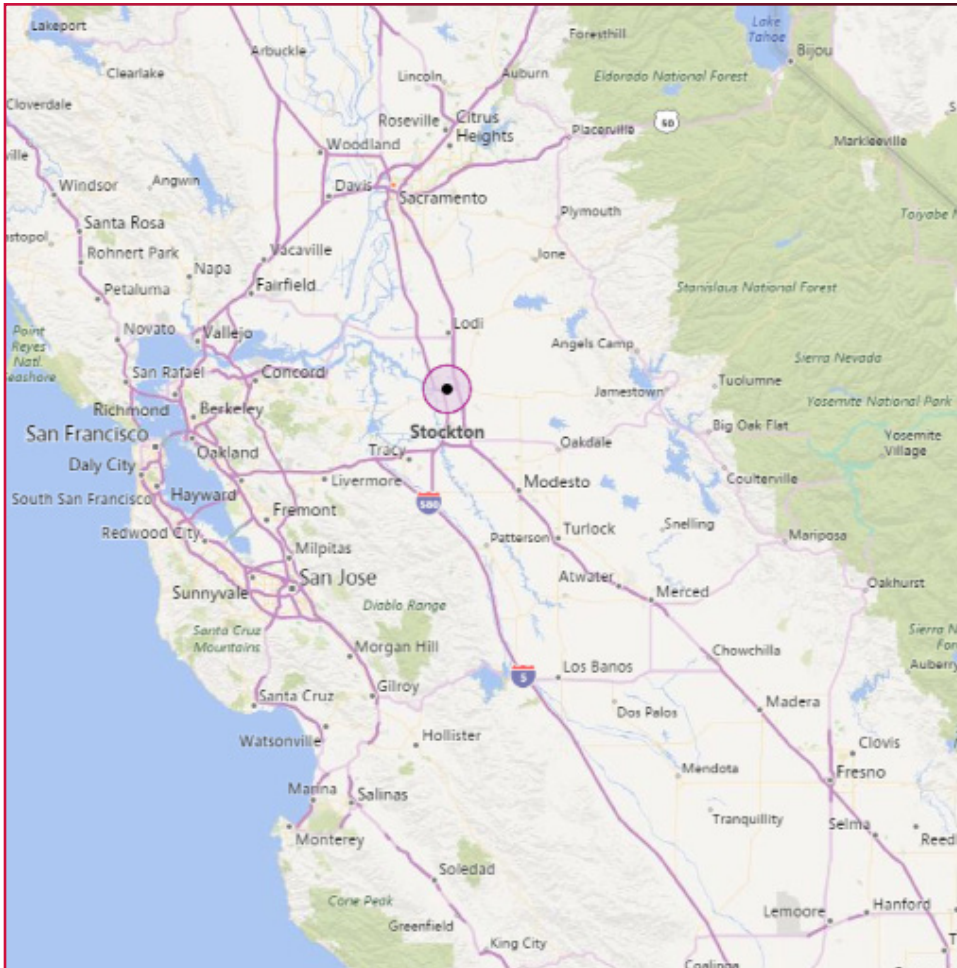


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