

# AVAILABLE FOR SALE OR LEASE

1838 VICKI LANE, STOCKTON, CA

**BUILDING SIZE:** 30,000± SF  
**LOT SIZE:** 2.66± ACRES  
**POWER:** 225 AMP, 277/480 VOLT,  
3 phase electrical service  
**DOORS:** GRADE LEVEL - THREE (3)  
DOCK HIGH - TWO (2) with edge of  
dock levelers  
**CLEAR HEIGHT:** 15' - 16'  
**ZONING:** I-L Limited Industrial  
(City of Stockton)

## FEATURES:

- 1,800± SF of office space with two (2) restrooms
- Fully sprinklered
- LED warehouse lighting w/ motion detectors
- Covered loading dock
- Concrete tilt up construction
- Large fenced/compacted/partially surfaced yard
- Brand new roof, electrical service, office/restroom
- Highway 99 access via Fremont Street

**SALE PRICE: \$3,650,000.00**

**FOR LEASE: \$.50 PSF / NNN**



**FOR MORE INFORMATION, CONTACT: Jim Martin, SIOR**  
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