

INDUSTRIAL SHOP AND YARD - FOR LEASE

2600 E. MINER, STOCKTON, CA

BUILDING SF: 10,200± SF Metal Shop w/
fenced paved yard
YARD: 0.75± acre fenced and paved
OFFICE SF: 400± SF with One (1) restroom
ZONED: I-G (General Industrial - City of
Stockton
GL DOORS: Two (2)
CLEAR HEIGHT: 18'

FEATURES:

- Excellent freeway access via Filbert Street/Crosstown freeway interchange
- Separate 0.75± acres of fenced/paved yard
- Can be leased together or separately
- Yard suitable for parking, equipment storage of materials lay-down yard
- Clear-span metal shop building (85'± x 120'±)
- LED shop lighting w/ skylights
- Fully sprinklered
- 200 Amp, 120/208 volt, 3 phase electrical service



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ASKING LEASE RATE ON SHOP:
\$5,610 per mo/ Gross

ASKING LEASE RATE ON 0.75± Acre:
\$3,000 per mo/ Gross

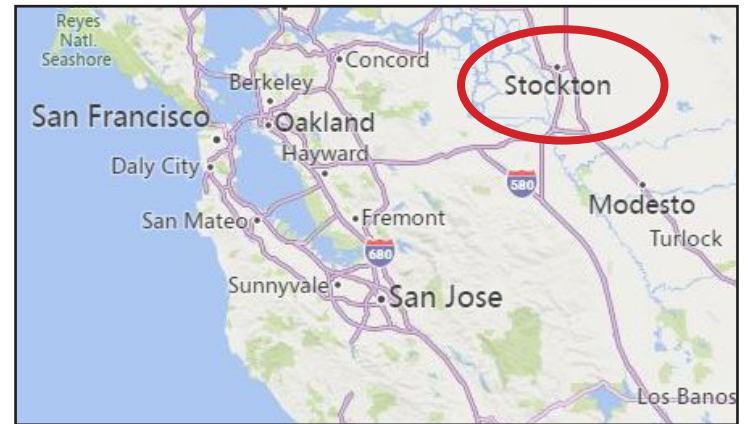
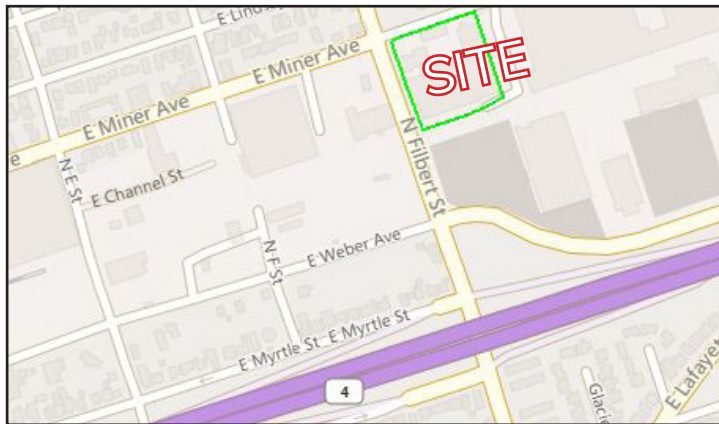
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