

CALLOWAY BUSINESS PARK

4063 E CALLOWAY CT.

STOCKTON, CALIFORNIA

±3,918 SF INDUSTRIAL WAREHOUSE W/ SHOWROOM | FREEWAY VISIBILITY

FOR SALE OR LEASE

LEASE RATE: NEGOTIABLE

SALE PRICE – CONTACT LISTING AGENT



**FOR MORE INFORMATION
CONTACT:**

LIDDICOAT
Corp. Lic. 02305797

CRE

TONY FASO

209.481.6820

Lic. 02245625

Tony@TerrenoPartners.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.

4063 E CALLOWAY CT. - PROPERTY FEATURES:

PROPERTY FEATURES:

Sale Price: Negotiable

Lease Rate: Negotiable (NNN Structure)

Building Size: ±3,918 SF

APN:087-260-210

APN:087-260-150

Zoned: IL- County of San Joaquin

Traffic Counts: ±99,000 ADT

Secured perimeter fencing

Sprinkler System Throughout (maintained by HOA)

Construction: Steel Frame Stucco Structure

Indicated Power: 200 Amps/ 120/208 V, 3-Phase

Warehouse Ceiling Fans Throughout

Office/Showroom: ±1,984 SF

Office

ADA Accessible Restroom

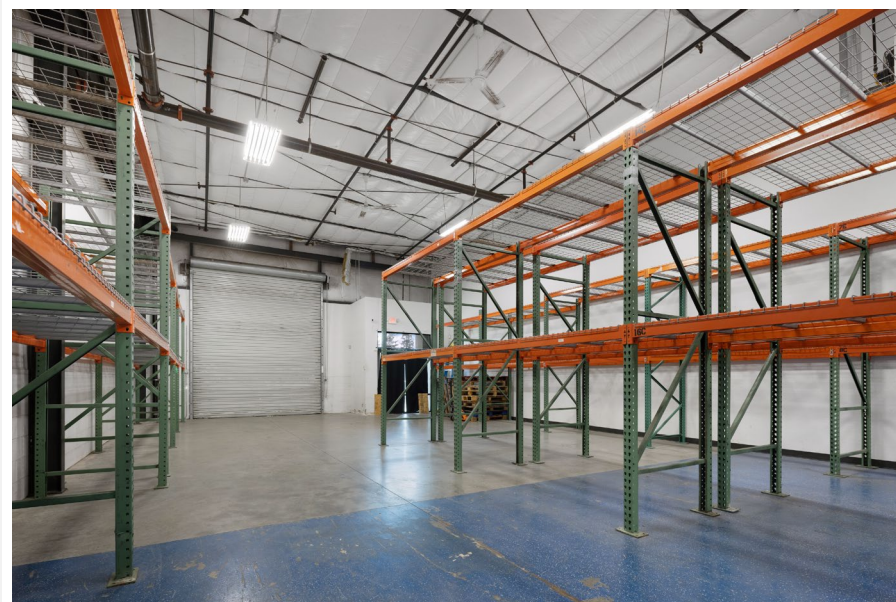
Warehouse: ±1,955 SF

One(1) Grade Level Door

Insulated Ceiling

Racking Available (negotiable)

Contact listing agent to schedule a tour or for further information. Agent is related to property owner.



FOR MORE INFORMATION
CONTACT:

LIDDICOAT
Corp. Lic. 02305797

CRE

TONY FASO

209.481.6820

Lic. 02245625

Tony@TerrenoPartners.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.

4063 E CALLOWAY CT. - INTERIOR OFFICE



FOR MORE INFORMATION
CONTACT:

LIDDICOAT
Corp. Lic. 02305797

CRE

TONY FASO
209.481.6820
Lic. 02245625
Tony@TerrenoPartners.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.

4063 E CALLOWAY CT - INTERIOR WAREHOUSE



FOR MORE INFORMATION
CONTACT:

LIDDICOAT
Corp. Lic. 02305797

CRE

TONY FASO
209.481.6820
Lic. 02245625
Tony@TerrenoPartners.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.

4063 E CALLOWAY CT. - EXTERIOR PHOTOS



FOR MORE INFORMATION
CONTACT:

LIDDICOAT
Corp. Lic. 02305797

CRE

TONY FASO
209.481.6820
Lic. 02245625
Tony@TerrenoPartners.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.



FOR MORE INFORMATION
CONTACT:

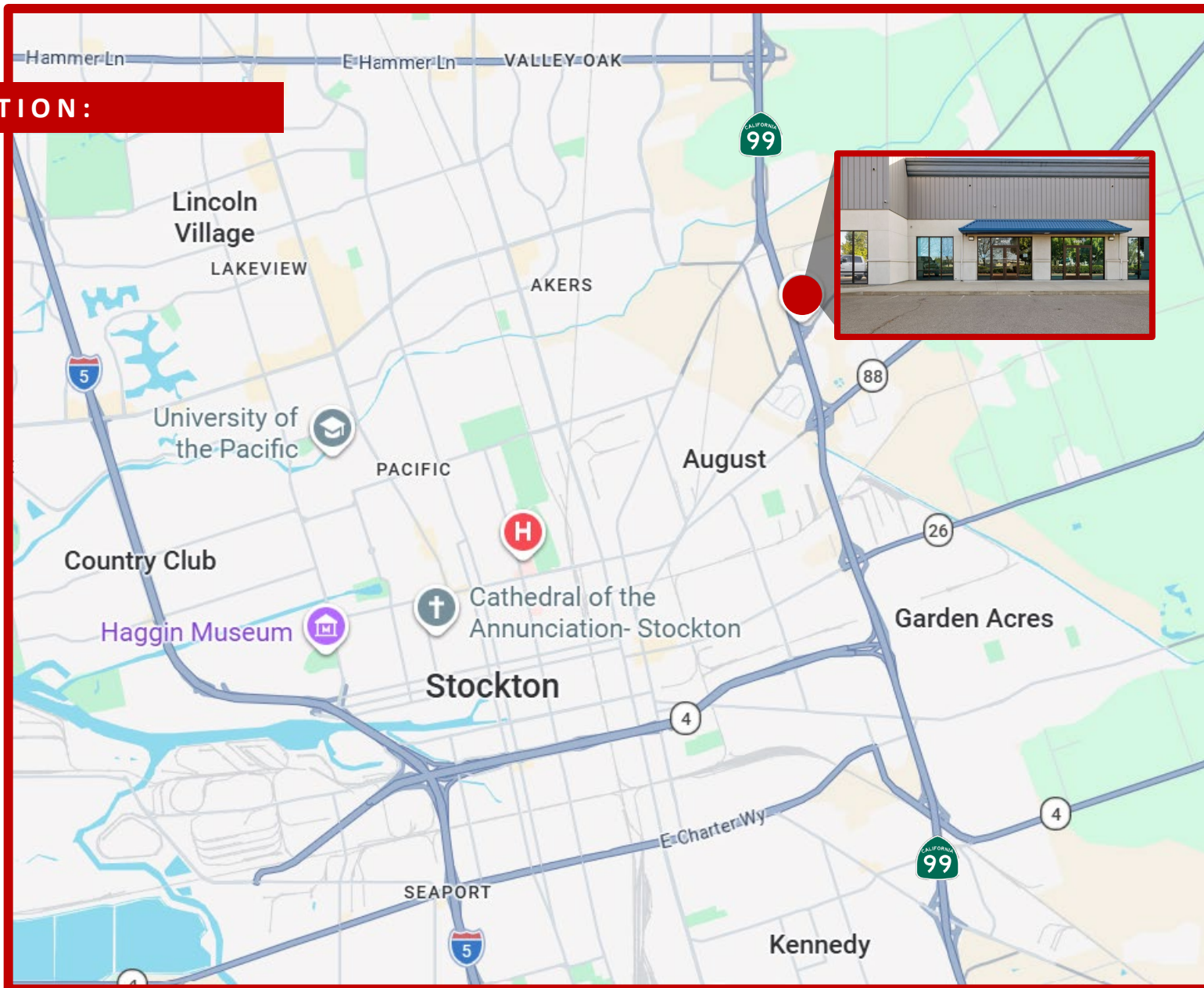
LIDDICOAT
Corp. Lic. 02305797



TONY FASO
209.481.6820
Lic. 02245625
Tony@TerrenoPartners.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.

VICINITY MAP / LOCATION:



FOR MORE INFORMATION
CONTACT:

LIDDICOAT
Corp. Lic. 02305797

CRE

TONY FASO

209.481.6820

Lic. 02245625

Tony@TerrenoPartners.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.