

# El Pinal Industrial Park 1444 El Pinal Drive

Stockton, CA 95205

±18,754 Sq. Ft. Trucking, Contractor or Equipment  
Facility on ±10.11 Acres

For Sublease

\$39,500 / mo, NNN

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## PROPERTY SPECIFICATIONS

# El Pinal Industrial Park 1444 El Pinal Drive

Stockton, CA 95205

<b>Building Size:</b>	±18,754 Sq. Ft.
<b>Acres:</b>	±10.11
<b>Yard:</b>	±8 acres of excess fenced and paved yard
<b>Use:</b>	Ideal for contractor, trucking, equipment facility
<b>Office:</b>	±4,400 Sq. Ft. with reception area, ten (10) private offices, four (4) restrooms, conference room, break room and ±2,500 Sq. Ft. of mezzanine storage
<b>Shop:</b>	±11,804 Sq. Ft. with drive through access
<b>Covered Wash Bay:</b>	±2,550 Sq. Ft.
<b>Grade Level Doors:</b>	Seven (7) 12' x 16' One (1) 8' x 8'
<b>Indicated Power:</b>	1,000 amps, 120/208v, 3-phase
<b>Sprinklers:</b>	0.20 GPM / 1,607 Sq. Ft.
<b>Clear Height:</b>	±14' - 16'
<b>Parking:</b>	±28 striped stalls with additional parking in yard area
<b>Zoning:</b>	I-G, General Industrial (City of Stockton)
<b>Additional Features:</b>	Wash rack with oil water separator  Skylights  Air compressor with air lines  Insulated  Electric security fence  Below grade trench for vehicle maintenance  *Existing fuel tanks have been decommissioned





## PROPERTY LOCATION

# El Pinal Industrial Park 1444 El Pinal Drive

Stockton, CA 95205

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