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Accelerating success.

PROPERTY SPECIFICATIONS

El Pinal Industrial Park 1444 El Pinal Drive

Stockton, CA 95205

Building Size:

Acres:

Yard:

Use:

Office:

Shop:

Covered Wash Bay: Grade Level Doors:

Indicated Power:

Sprinklers:

Clear Height:

Parking:

Zoning:

Additional Features:

±18,754 Sq. Ft.

±10.11

±8 acres of excess fenced and paved yard

Ideal for contractor, trucking, equipment facility

±4,400 Sq. Ft.

with reception area, ten (10) private offices, four (4) restrooms, conference room, break room and $\pm 2,500$ Sq. Ft. of mezzanine storage

 \pm 11,804 Sq. Ft. with drive through access

±2,550 Sq. Ft.

Seven (7) 12' x 16' One (1) 8' x 8'

1,000 amps, 120/208v, 3-phase

0.20 GPM / 1,607 Sq. Ft.

±14' - 16'

±28 striped stalls with additional parking in yard area

I-G, General Industrial (City of Stockton)

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



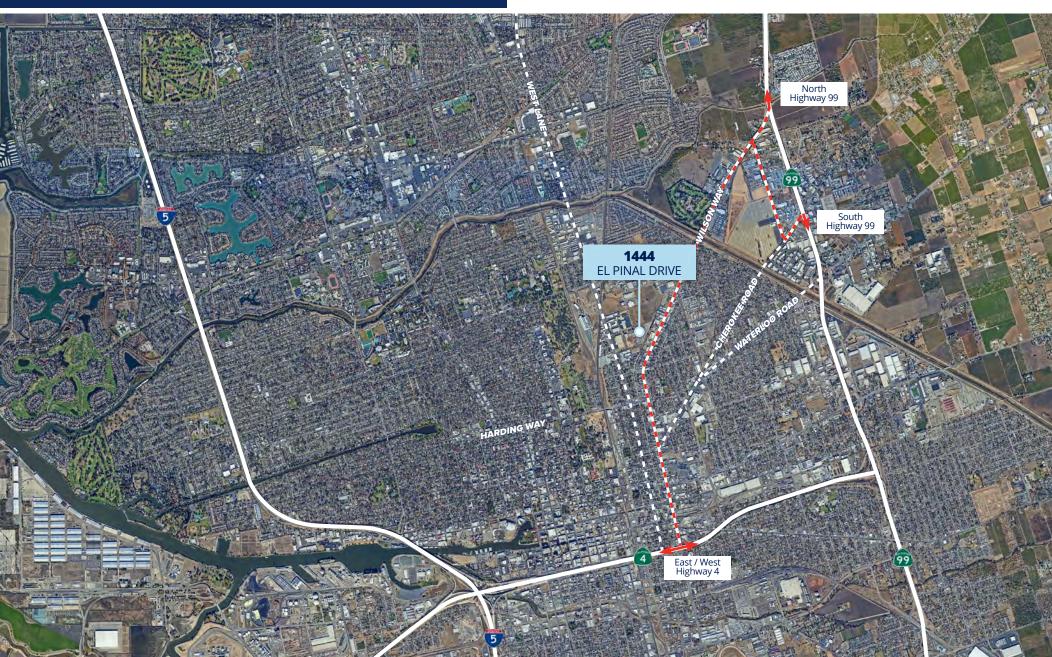






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