

INDUSTRIAL FOR SALE OR LEASE DISTRIBUTION WAREHOUSE WITH DOCK LOADING

1822 E. ALPINE AVENUE, STOCKTON, CA



DO NOT DISTURB TENANT - SHOWN BY APPOINTMENT ONLY

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PROPERTY OVERVIEW

TOTAL BUILDING SF:	42,000± SF
DIVISIBLE TO:	17,100± SF
SUITE A:	17,100± SF with 1,200± SF office
SUITE B:	24,900± SF with 2,400± SF office
LAND SIZE:	1.97± ACRES
APN:	117-080-21
CONSTRUCTION TYPE:	Concrete Tilt-Up
CLEAR HEIGHT:	24'± minimum
INDICATED POWER:	120/208 Volt, 3 Phase 277/480 Volt, 3 Phase
DOCK HIGH DOORS:	Six (6)
GRADE LEVEL DOORS:	One (1) (20' x 14')
ZONING:	IL- Industrial Limited (City of Stockton)
ECONOMIC DATA:	
Lease Rate:	\$.60 PSF, NNN
Sales Price:	\$4,830,000



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ADDITIONAL FEATURES

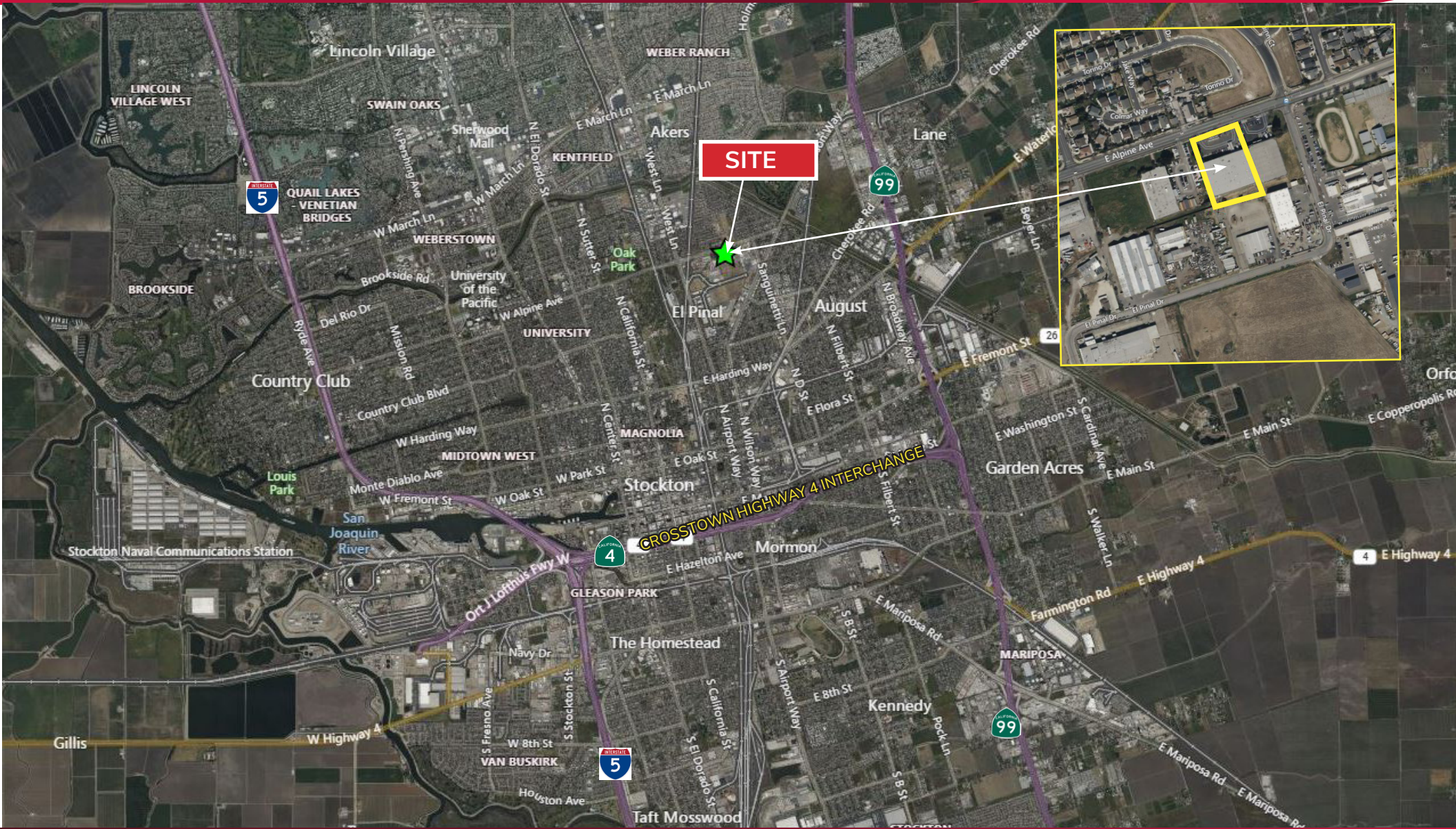
- Two (2) mains providing 120/208 Volt & 277/480 Volt, 3 Phase Power
- Paved/fenced secure yard
- Multiple points of ingress/egress to Alpine Avenue
- Skylights
- Fully sprinklered
- Fluorescent lighting
- Adequate power to support a variety of uses
- Suite A - 2 dock high | 1 grade level
- Suite B - 4 dock high
- 1,400± SF mezzanine storage
- Four (4) restrooms | Two (2) per Suite
- Office areas include reception area, bullpen areas, private offices and a breakroom
- Located on Alpine Avenue, just west of El Pinal Drive and east of West lane
- Excellent user/investor opportunity

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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