

SMALL INDUSTRIAL UNIT FOR LEASE

8130 LORRAINE AVENUE | STOCKTON, CA



BUILDING SF: 32,400± SF
AVAILABLE SF: 2,900± SF (SUITE 320) 200± SF OFFICE

- 16' clear height
- 3 phase power with ample 220v outlets
- Fluorescent Lighting
- Distributed electrical throughout
- Perimeter entirely gated/secured
- DOORS: 2 GL
- Newly painted interior and exterior
- Clear span
- Professionally managed/maintained
- Zoning: IL - (Light Industrial)

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LEASE RATE: \$0.85 PSF, MODIFIED GROSS

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SITE PLAN



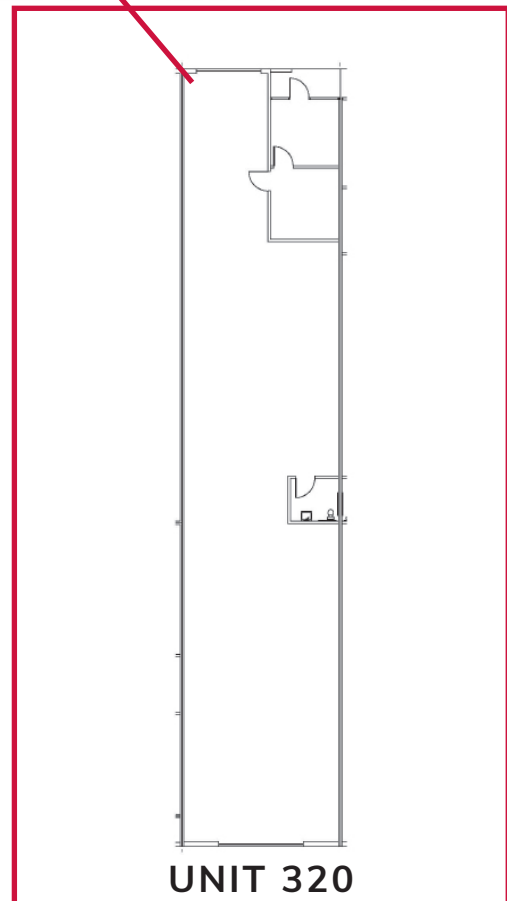
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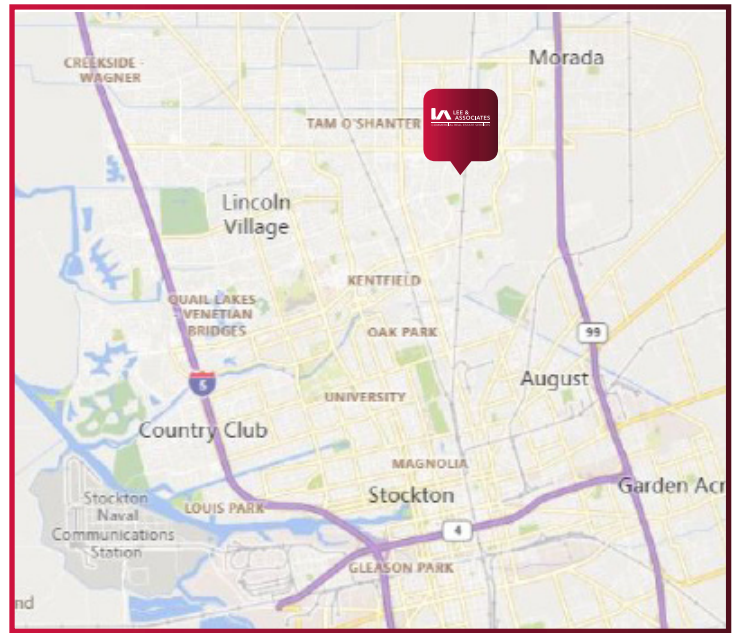
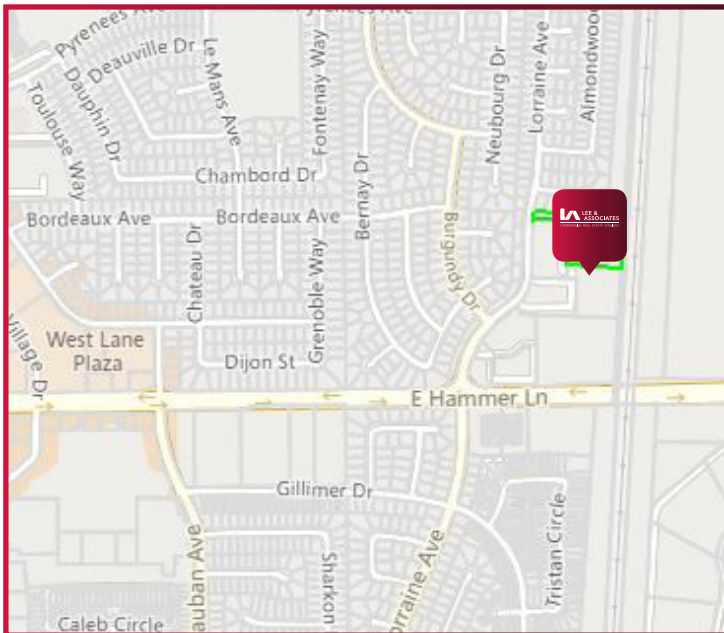
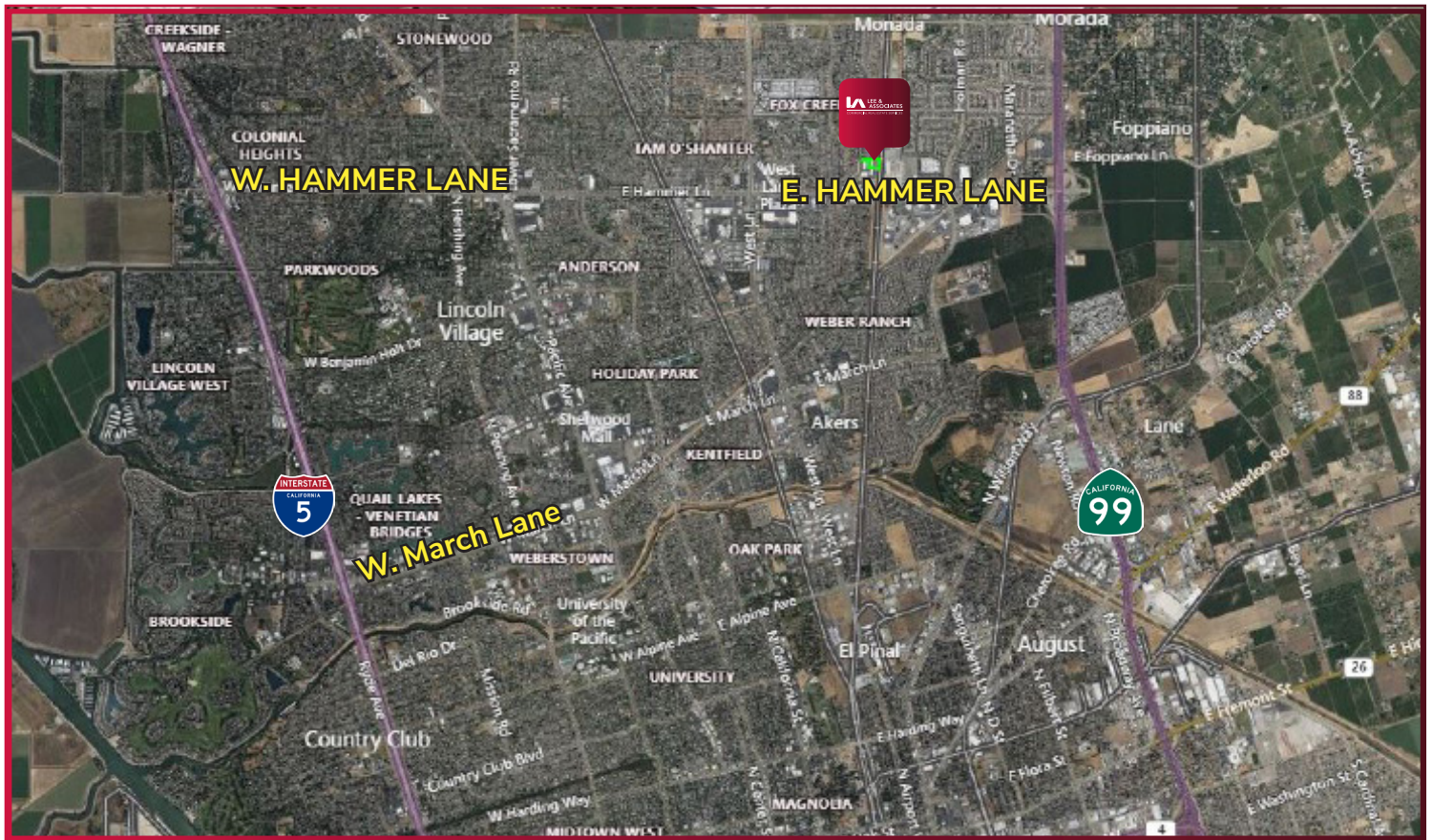


UNIT 320

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DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population:	37,185	118,987	262,054
Income:	\$84,517	\$78,578	\$80,480

TRAFFIC COUNTS:
Hammer Lane: 36,900± cars ADT (2019)