



LISTING DATA

- **TOTAL BLDG. SF:** 15,891± square feet
- **AVAILABLE SF:** 3,403± square feet
- **DIVISIBLE TO:** 1,367± square feet
- **LAND SIZE:** 1.09± Acres
- **TOTAL OFFICE SF:** Office size and number of restrooms vary per suite (see floorplan)
- **CLEAR HEIGHT:** 14'±
- **INDICATED POWER:** 100 amp, 120/208 volt, 3 phase (per suite)
- **TOTAL GL DOORS:** Nine (9) 12' x 14' - One (1) per suite
- **ZONING:** I-L (Limited Industrial - San Joaquin County)

Economic Data:
Lease Rate: \$.80 PSF, NNN

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COMMENTS:

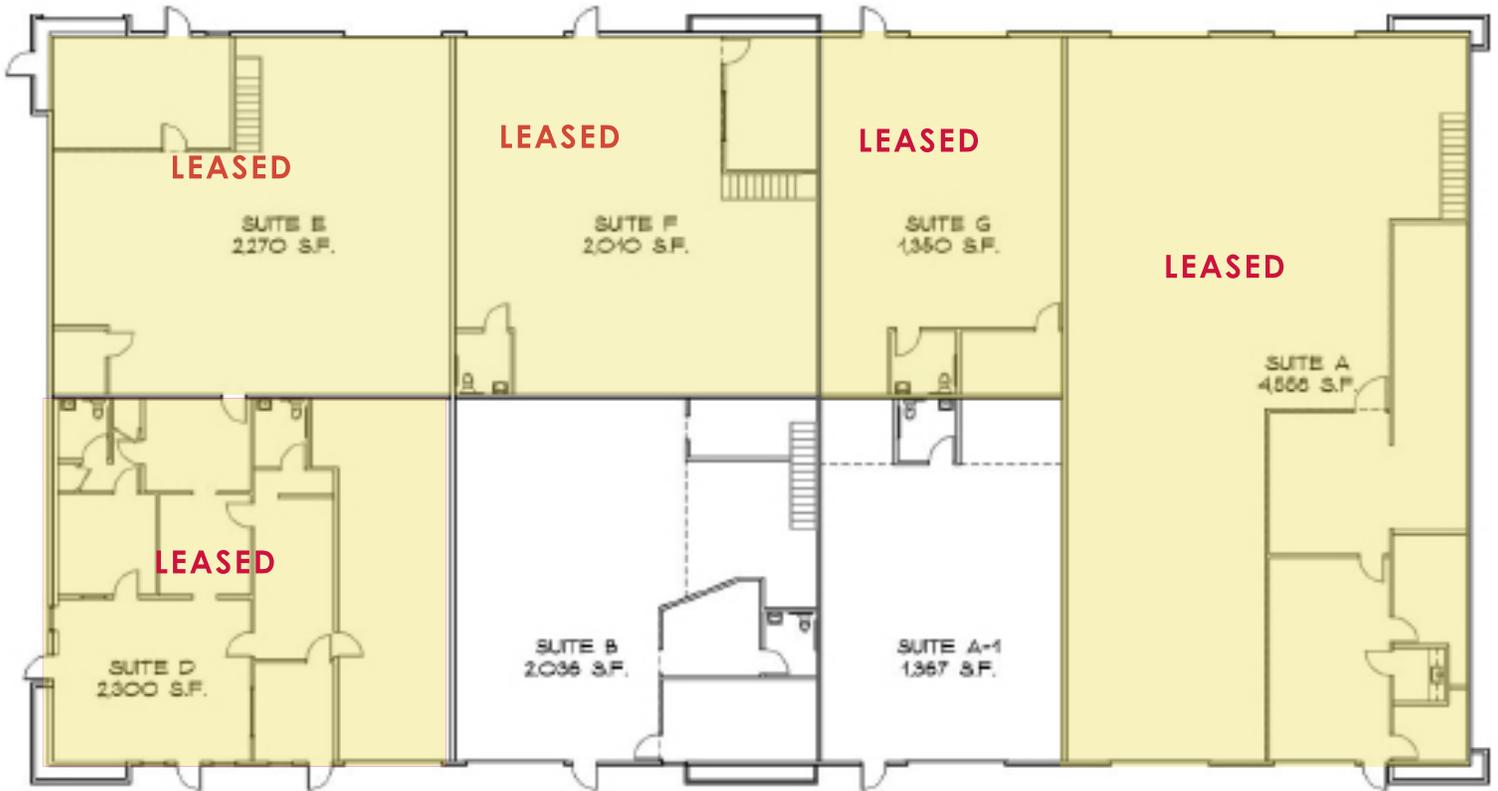
- **UNDER NEW OWNERSHIP/MANAGEMENT**
- Located in the Cherokee Industrial Park
- New improvements including roof, landscaping, asphalt, LED lighting inside/out, paint inside/out and office improvements
- 7 Unit Multi-Tenant Building
- Separately metered electrical
- Suites vary in office size/configuration with at least one (1) restroom per suite
- Minimum one (1) grade level door per suite
- Drive through access possible
- Small paved/fenced rear yard area
- Excellent freeway access at Cherokee Road and Hwy 99



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.

INDUSTRIAL WAREHOUSE | FOR LEASE

2735 TEEPEE DRIVE, STOCKTON, CA

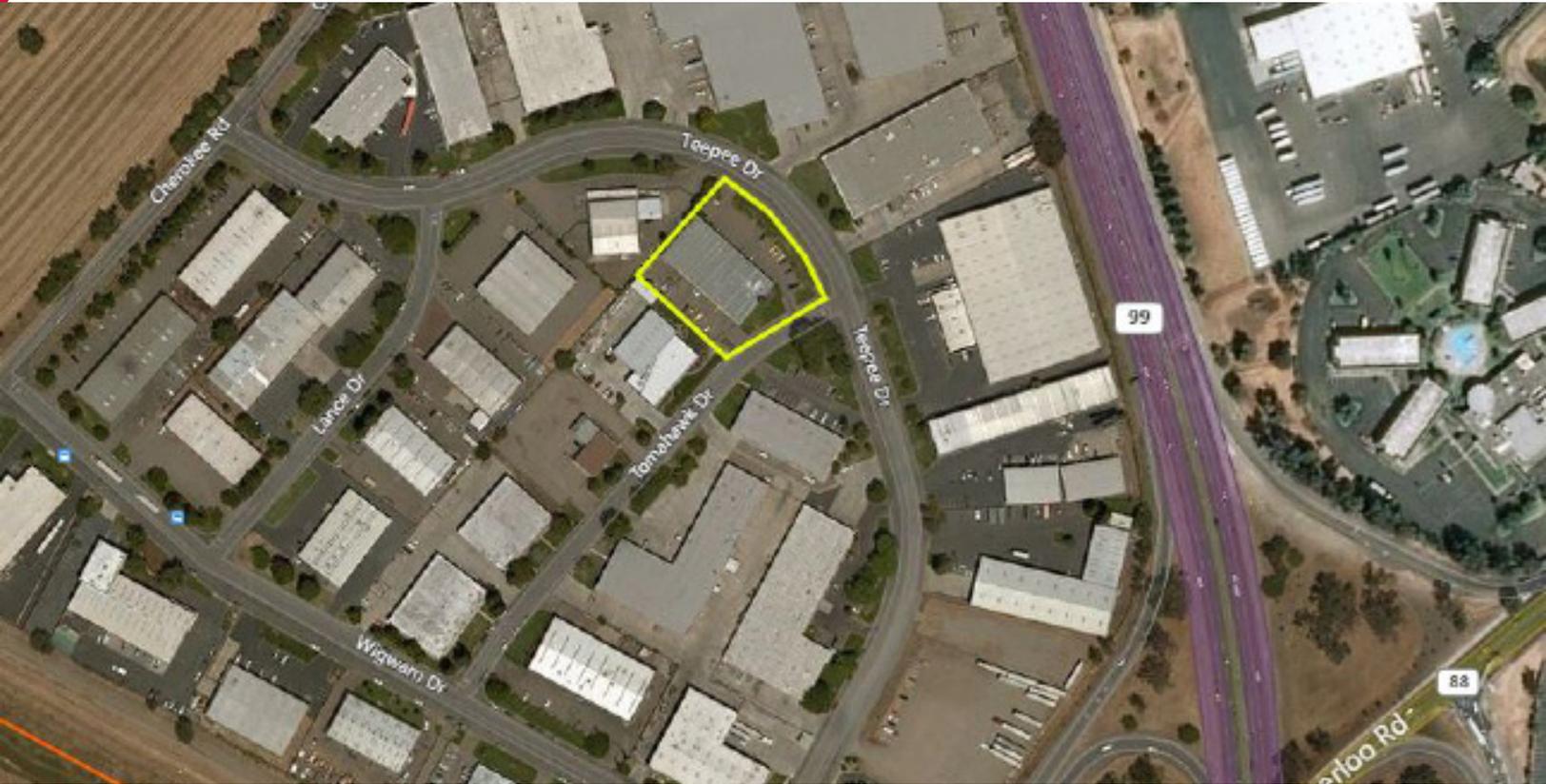


2735 Teepee Dr.	SUITE A	SUITE A1	SUITE B	SUITE D	SUITE E	SUITE F	SUITE G
TOTAL SF	4,558 SF	1,367 SF	2,036 SF	2,300 SF	2,270 SF	2,010 SF	1,350 SF
OFFICE	1,319 SF	0	401 SF	1,569 SF	328 SF	200 SF	176 SF
WAREHOUSE	3,239 SF	1,367 SF	1,635 SF	731 SF	1,942 SF	1,810 SF	1,174 SF

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