

**FREESTANDING WAREHOUSE/SHOP W/YARD
FOR SALE
740 E HAZELTON STREET, STOCKTON, CA**



BUILDING SF: 12,000± SF (125' X 96')
OFFICE SF: 906± SF w/ one office downstairs,
(1) restroom, small coffee bar and
one (1) office upstairs
LAND: 0.42± AC
GL DOORS: Two (2)
CLEAR HEIGHT: ±17'
POWER: 150 Amp, 120/240 Volt, 1 Phase



FOR MORE INFORMATION CONTACT:

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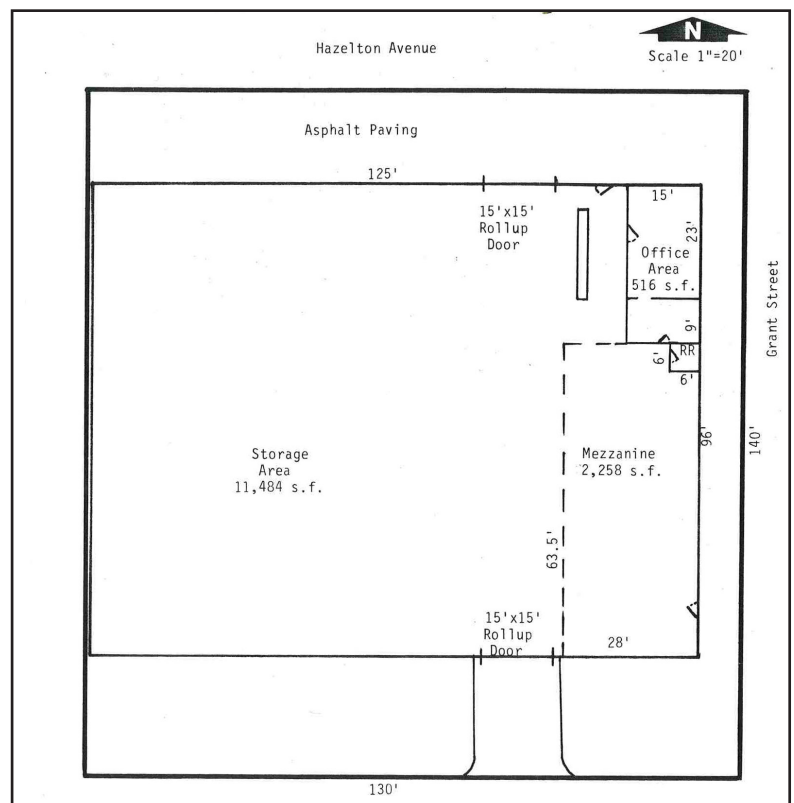
SALE PRICE: \$899,000.00 (\$74.92 psf)

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COMMENTS:

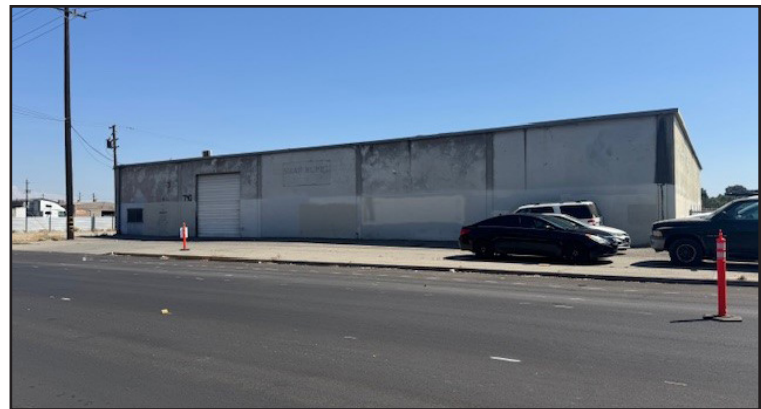
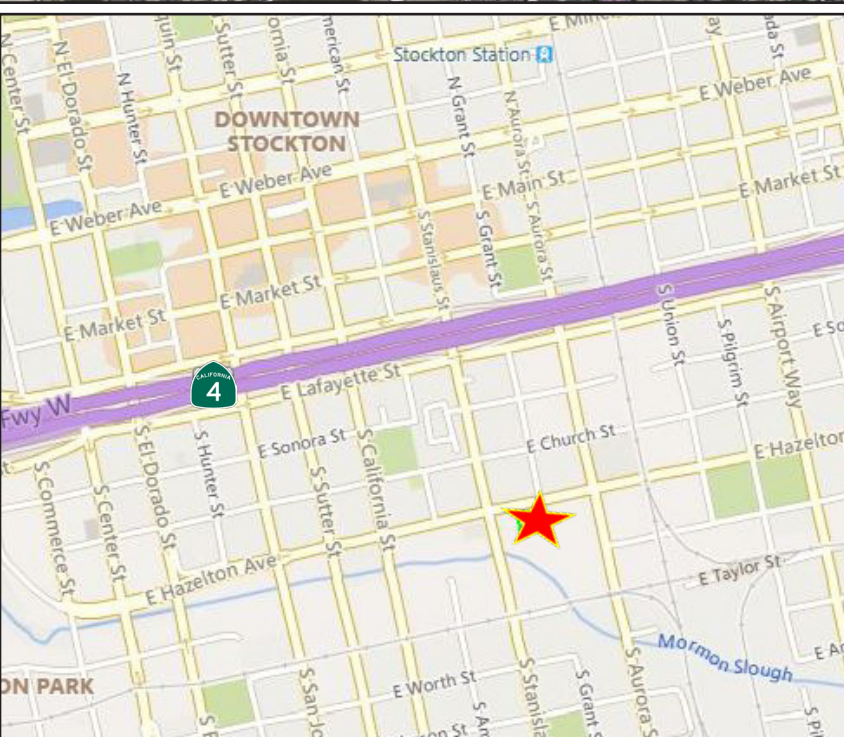
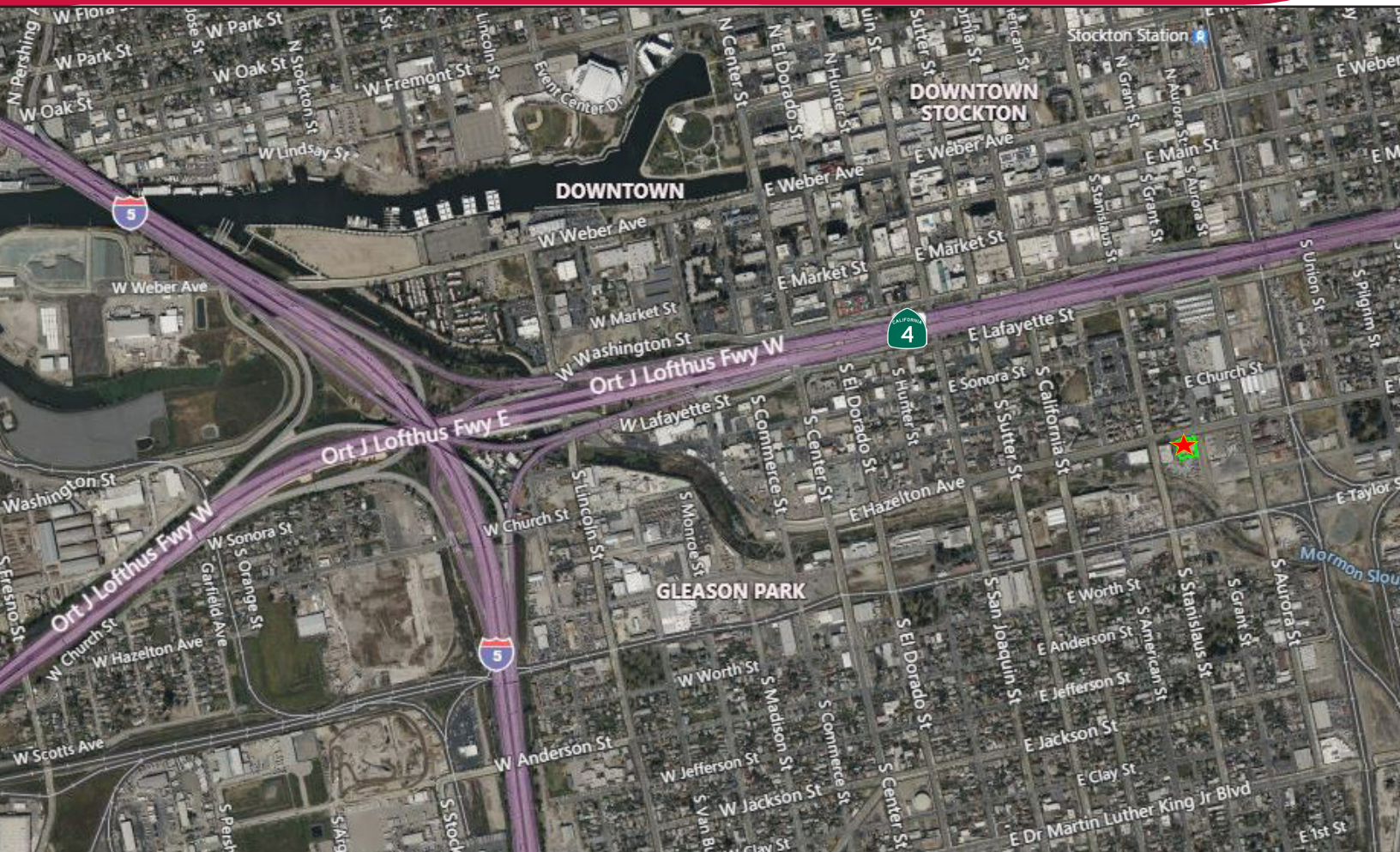
- Concrete tilt up construction
- 2,258± SF mezzanine for additional storage (not included in SF calculation)
- T-8 light fixtures w/ motion sensors and skylights
- Gas fired infrared heater in warehouse
- Approximately 3,205± SF of yard/outdoor storage area
- Excellent owner user opportunity
- Immediate access to HWY 4 / Crosstown Freeway



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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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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