

# INDUSTRIAL WAREHOUSE W/ YARD FOR LEASE

1580 REPORT AVENUE, STOCKTON, CA



**AVAILABLE SF:** 25,000± SF  
**OFFICE SF:** 800± SF  
**YARD:** 25,000± SF (fenced/paved)  
**GL DOORS:** Three (3) 12' x 14'  
**RAIL SERVED:** Yes  
**POWER:** 200 amps, 120/240 volt, single phase  
**CLEAR HEIGHT:** 22±' - 30±'  
**LOT SIZE:** 3.84± Acres  
**ZONING:** IL (Limited Industrial, City of Stockton)

**LEASE RATE:** \$0.65 PSF, GROSS

**AVAILABLE:** March 1, 2027

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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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## Features:

- Concrete tilt-up construction with new TPO roof
- Fully Sprinklered
- Fenced, secured premises with new concrete parking lot
- Wrought Iron Fencing
- LED lighting
- Skylights
- ST&E rail spur with two rail doors
- Immediate access to/from Highway 99 via Waterloo Road
- Pallet racking available/in place



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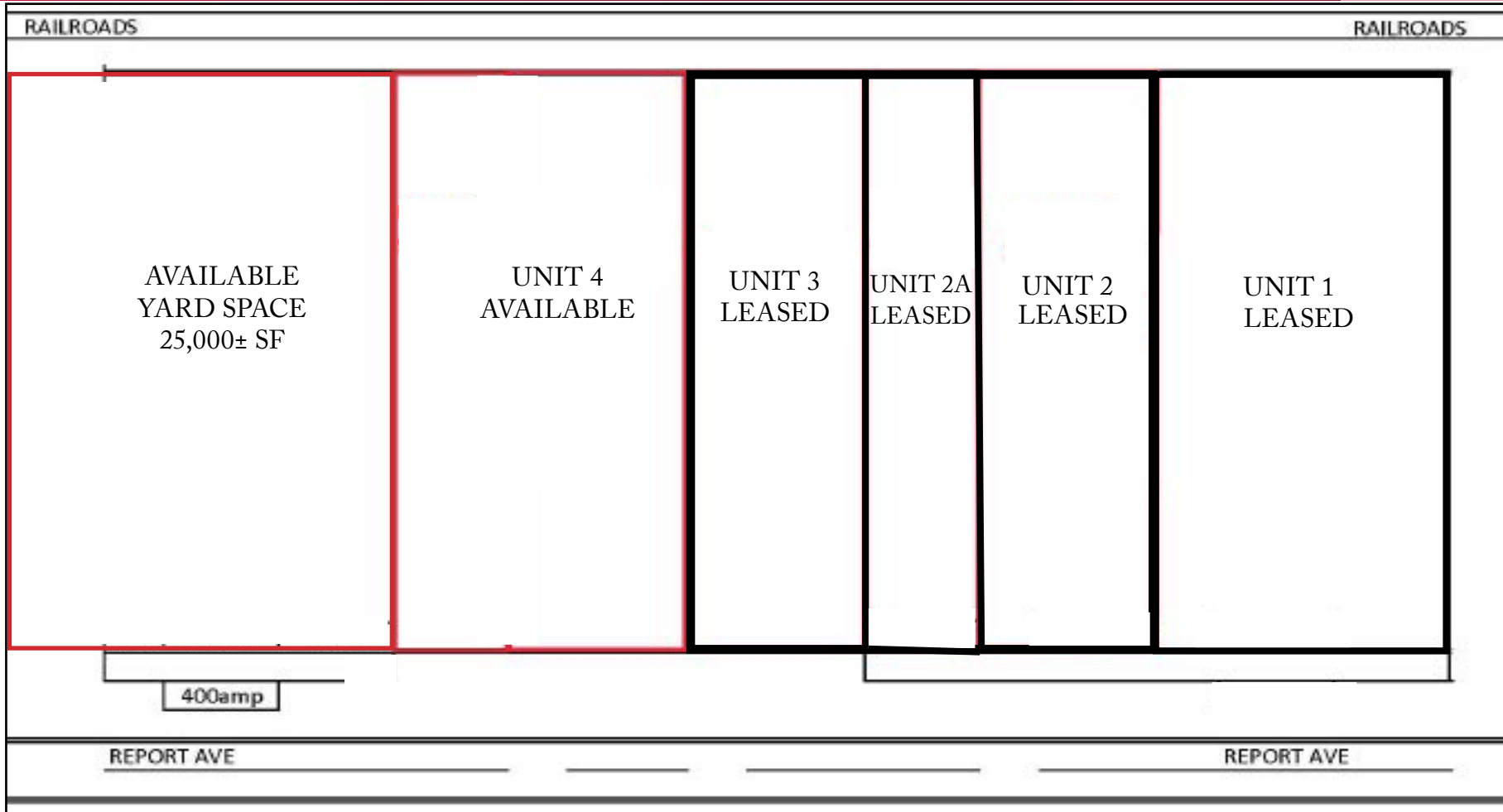
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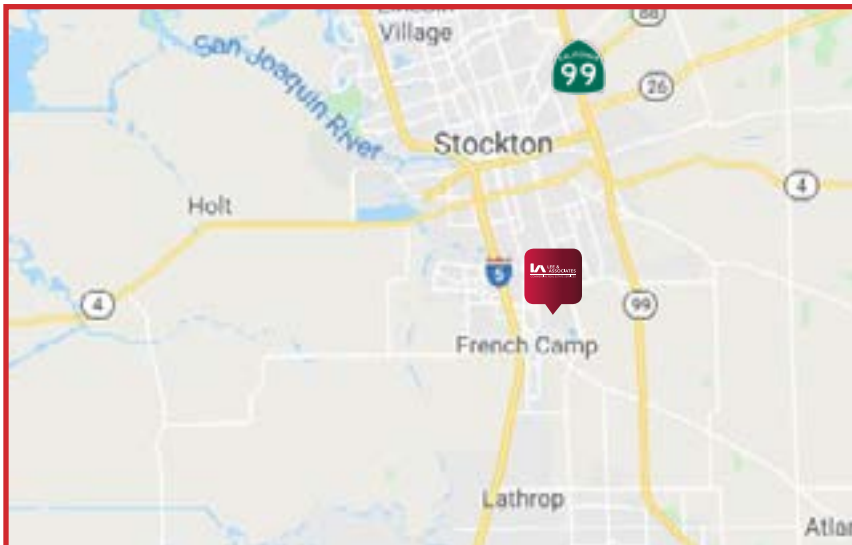
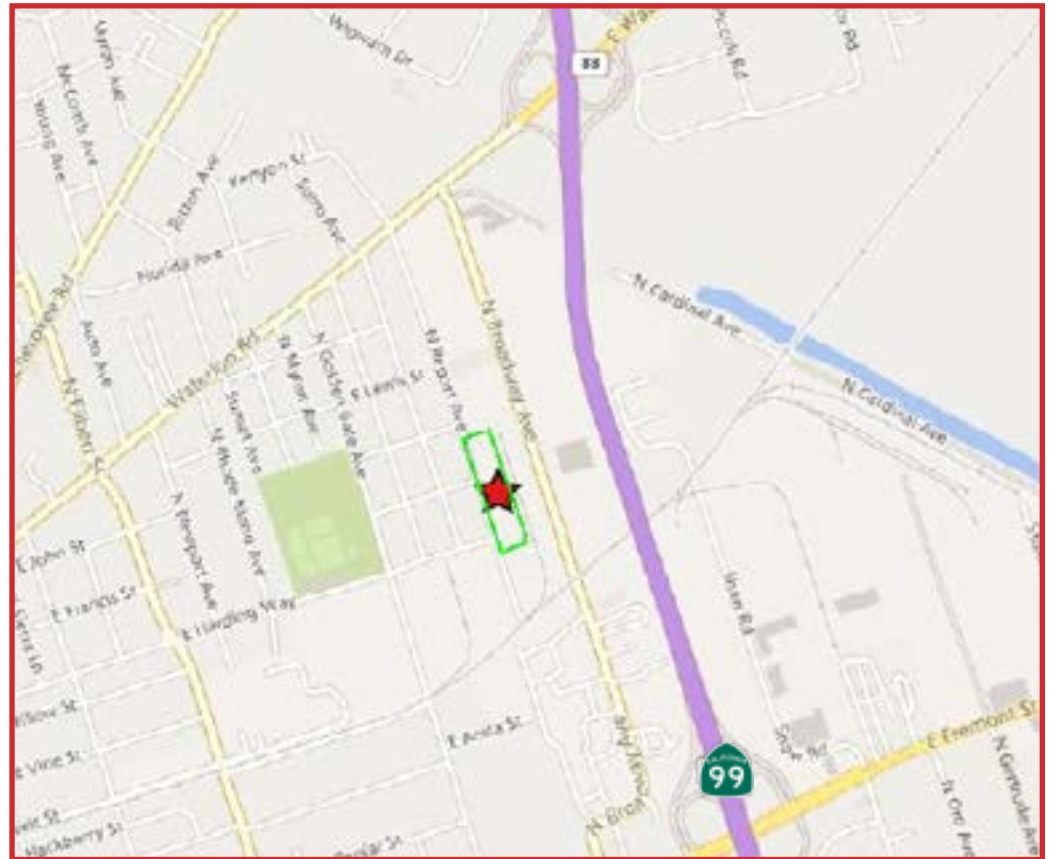
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