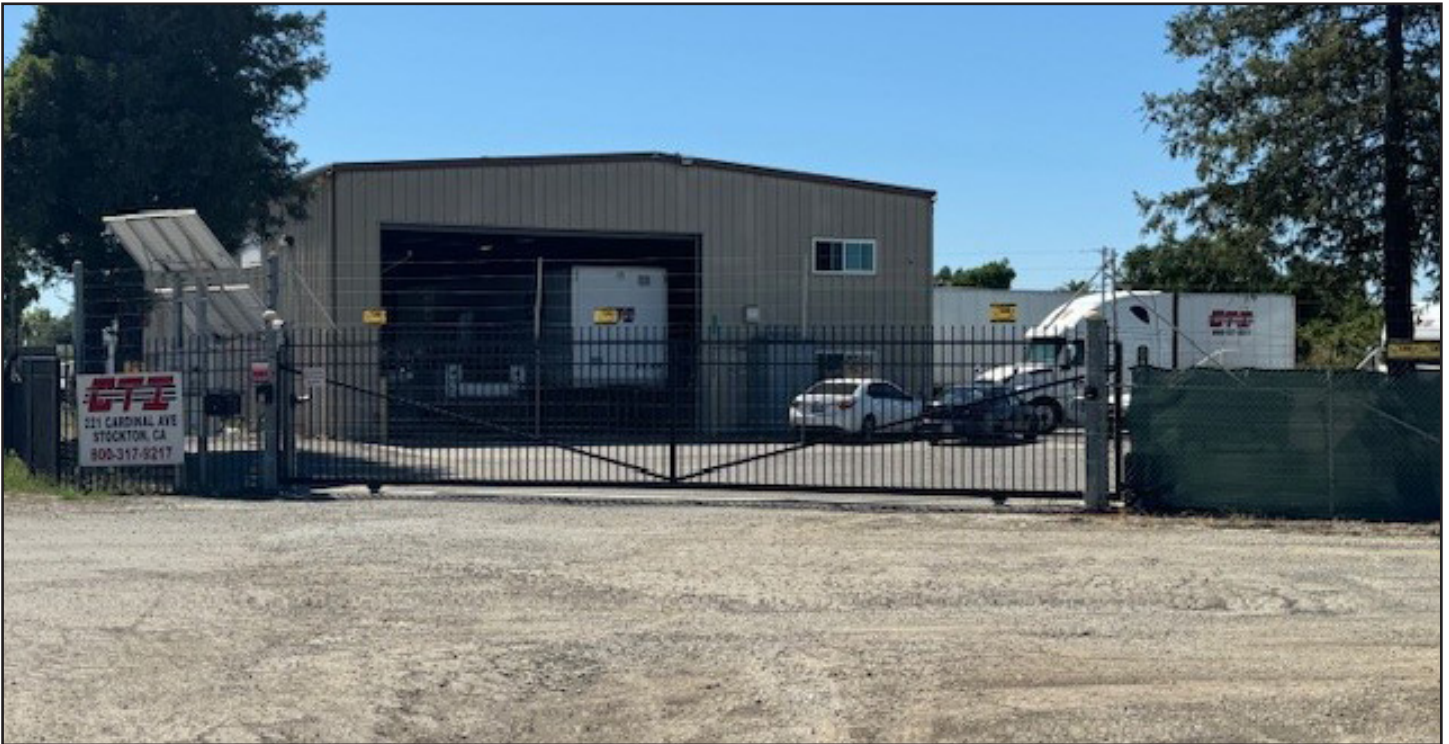


# EXCELLENT TRUCK/CONTRACTORS YARD

5,000± SF BUILDING ON 1.94± ACRES - FOR SALE  
221 N. CARDINAL AVENUE, STOCKTON, CA



## FEATURES:

### BUILDING AREA:

- 5,000± SF metal shop building with two (2) 25' x 14' drive in doors and approx. 800± SF 2 story office w/ restrooms, drivers room and offices.

### LAND SIZE:

- 1.94± acres fully fenced w/ electric rolling gate and electrified security fencing

### ZONING:

- I-W (Warehouse Industrial – San Joaquin County)

### COMMENTS:

- Easy access to/from Hwy 99 via Fremont Street
- Large concrete/asphalt yard for outside storage and parking
- Ideal location and yard for trucking, construction equipment or contractor's yard
- Exterior loading dock/ramp

**SALE PRICE: \$2,850,000.00**



**Jim Martin, SIOR**

BRE #01214270

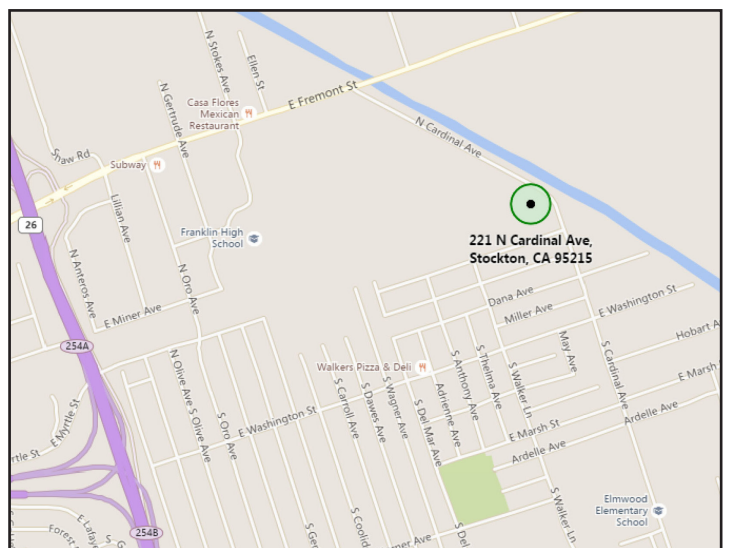
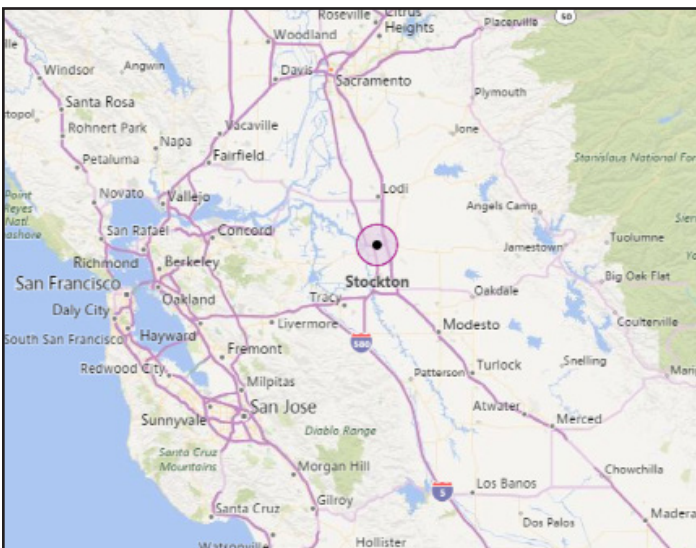
[jmartin@lee-associates.com](mailto:jmartin@lee-associates.com)

D 209.983.4088



# EXCELLENT TRUCK/CONTRACTORS YARD

5,000± SF BUILDING ON 1.94± ACRES - FOR SALE  
221 N. CARDINAL AVENUE, STOCKTON, CA



**Jim Martin, SIOR**  
BRE #01214270  
jmartin@lee-associates.com  
D 209.983.4088

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.