



INDUSTRIAL SPACE FOR LEASE – MAY, 2026
5,600 SF – INCLUDES 850 SF NEW OFFICE
GL ROLL UP
\$1.05 NNN RATE
\$0.35 CAM

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Broker

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LOCATION

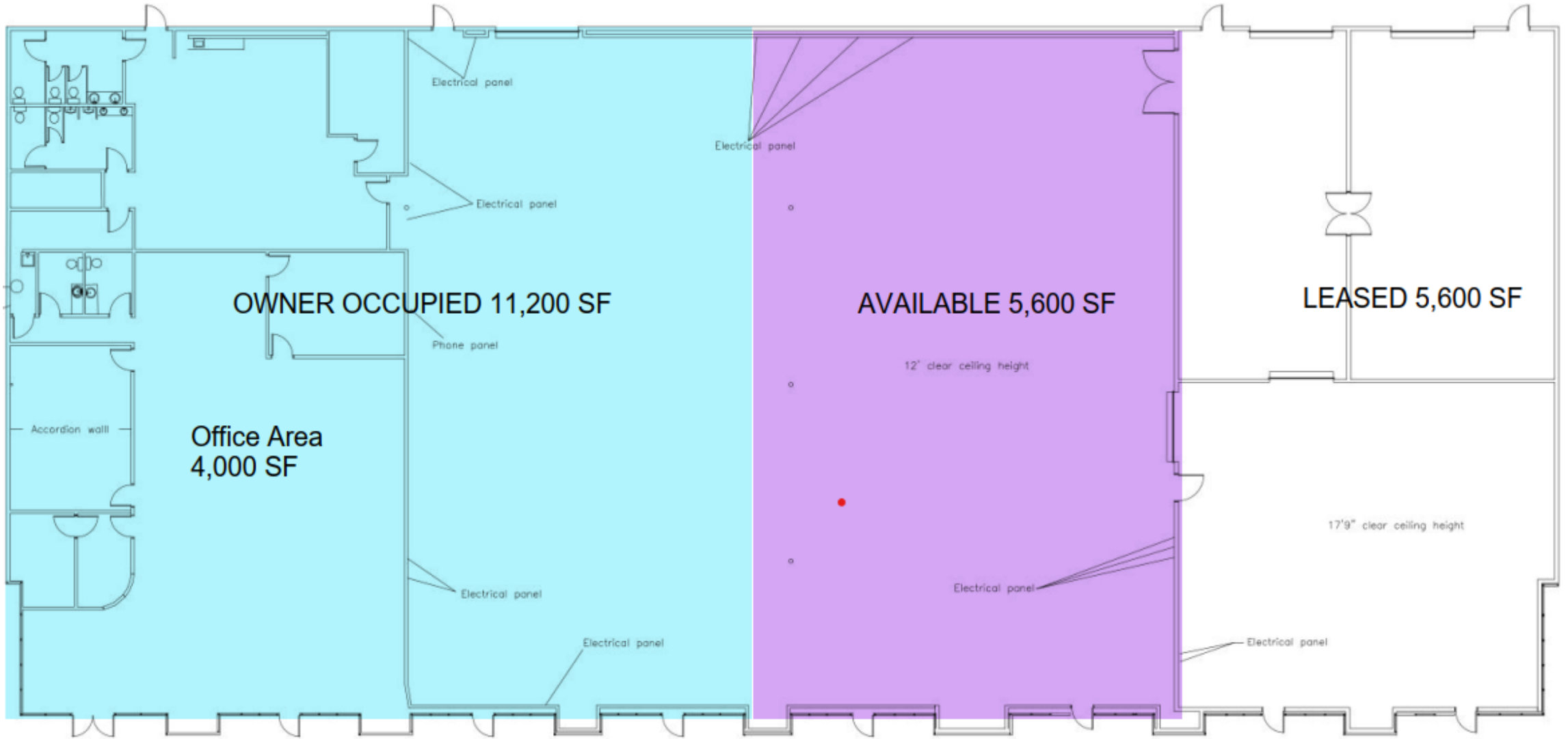
- Outstanding location adjacent to Interstate 5 and French Camp Road exit in Stockton
- Located in Grupe Business Park along with companies such as Valley Pacific Petroleum Services, Condor Earth Technologies, and Butler Construction.
- Corporate neighbors – Teichert, Honda, UNFI, HD Supply



BUILDING HIGHLIGHTS

- Building size – 22,400 SF
- Acres – 1.53
- Clear height – 20 ft to structure
- Grade level doors - 7
- Fire suppression – 0.33/3000 SF
- 480V AC, 3-phase power with 1200A building service
- Construction – Reinforced concrete
- Zoning - I-G (City of Stockton)
- Year built - 1993





OWNER OCCUPIED 11,200 SF

AVAILABLE 5,600 SF

LEASED 5,600 SF

Office Area
4,000 SF

12' clear ceiling height

17'9" clear ceiling height

Electrical panel

Electrical panel

Phone panel

Electrical panel

Electrical panel

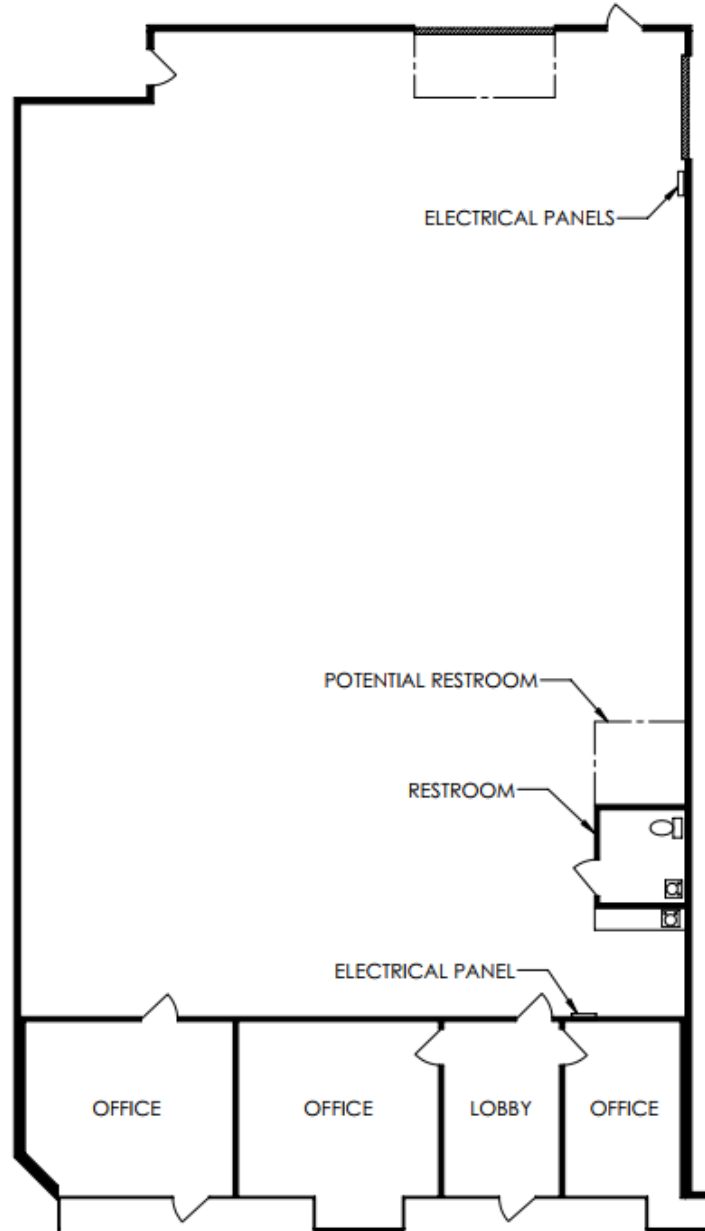
Electrical panel

Electrical panel

Electrical panel

Accordion wall

UNIT HIGHLIGHTS



- New office construction including reception, 3 offices, break area with sink and cabinets, and ADA restroom
- Heavy power – 3 phase 4 wire 480 V/100A with separate meter and transformer to 220/100A panel
- Energy efficient heat pump for office space; Warehouse – Heating/AC options available
- Grade level door + one man door

I-5 ADJACENT INDUSTRIAL BUSINESS PARK

