

FOR SALE OR LEASE

7746 LORRAINE AVE STE 209A

STOCKTON, CA

±2,252 SF | ZONED: IG (CITY OF STOCKTON | BUILT OUT AS OFFICE

LEASE RATE: \$1.35 PSF MG PM

SALE PRICE: **\$399,000.00**

PRICE REDUCTION

**OWNER FINANCING
AVAILABLE**



PROPERTY FEATURES:

- Unit Size: ±2,252 SF (Two Units Combined)
- Zoned IG (City of Stockton)
- Gated Entry
- Four (4) Offices
- Two Restroom, ADA accessible within Suite
- Break Area with Sink
- Luxury Vinyl Plank Flooring throughout
- Windows throughout offices
- Grade Level Door potential (Tucked in dropped ceiling)
- Located on the corner of Lorraine & Hammer

Contact listing agents to tour.

FOR MORE INFORMATION
CONTACT:

PARTNERS
COMMERCIAL

Suzanne Grande
209.483.8999
Lic. 01080467
Suzanne@partnersreinc.com

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