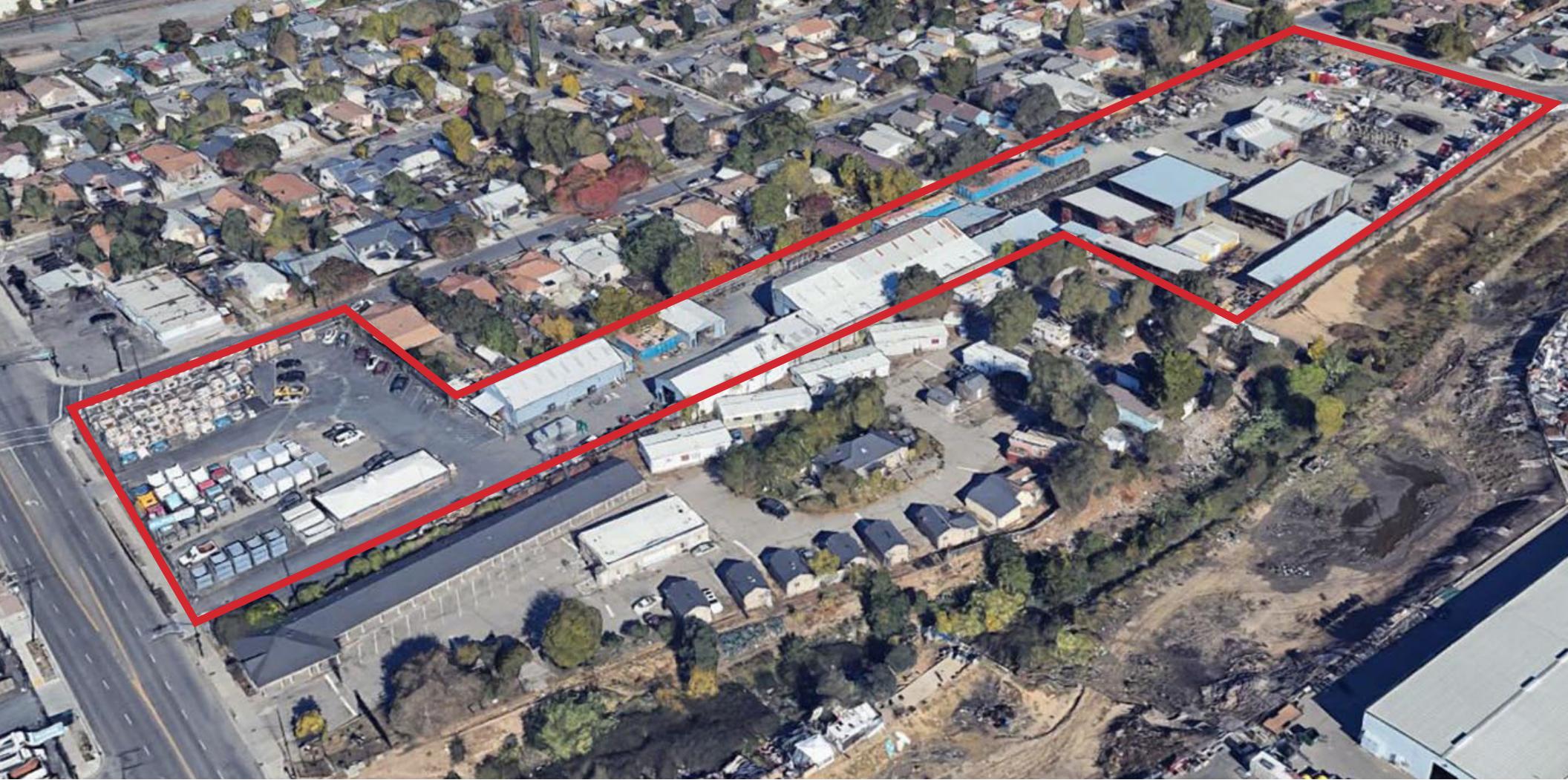


EXCELLENT CONTRACTOR/TRUCKING/EQUIPMENT FACILITY - SHOP & YARD
AVAILABLE FOR LEASE
1016 S. WILSON WAY, STOCKTON, CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



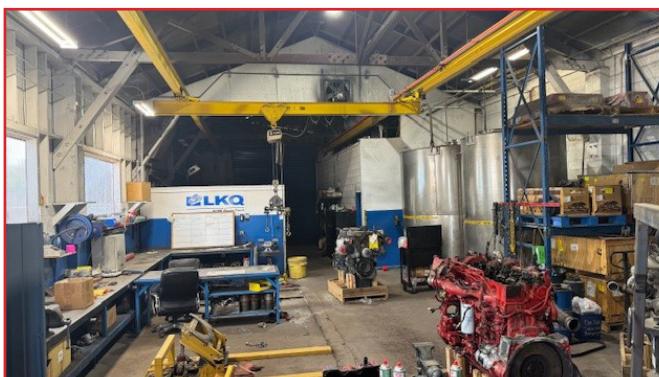
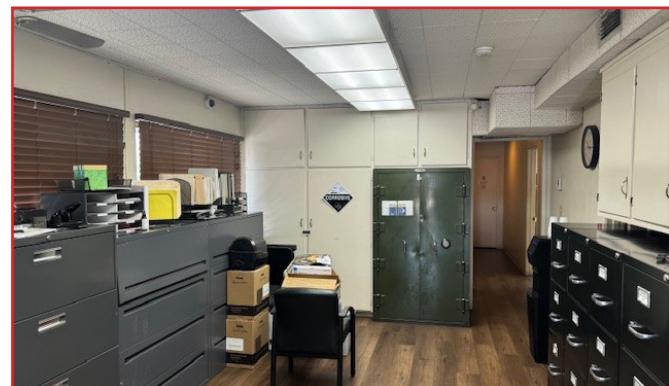
- **23,650± SF in 5 buildings (1,800± SF - 11,200± SF)**
- **19,975± SF of covered areas (not included in SF)**
- **7.02± Acres**
- **Fenced/lighted/paved yard for storage / parking / display**
- **2 gated driveways with rolling gates**

- **Lease: \$39,000.00/Mo Gross**

For More Information Contact: Jim Martin, SIOR
BRE# 01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948

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- Excellent yard, facility and location for construction, transportation and equipment uses
- Less than 1/2 mile south of Hwy 4/Crosstown Fwy with Excellent access to both I-5 and Hwy 99
- City water, sewer and storm
- Located within State Opportunity Zone
- APNs 155-110-010, 155-100-630, 640, 700
- Zoned: I-G (General Industrial City of Stockton)
- Cranes: Nine (9) ranging from 1,000 - 3,500 lbs
- 1,800± SF office building
- Lighted pole sign
- Two (2) wash racks/steam cleaning systems
- Permitted/licensed dismantling yard
- Containers and mezzanine spaces for additional storage

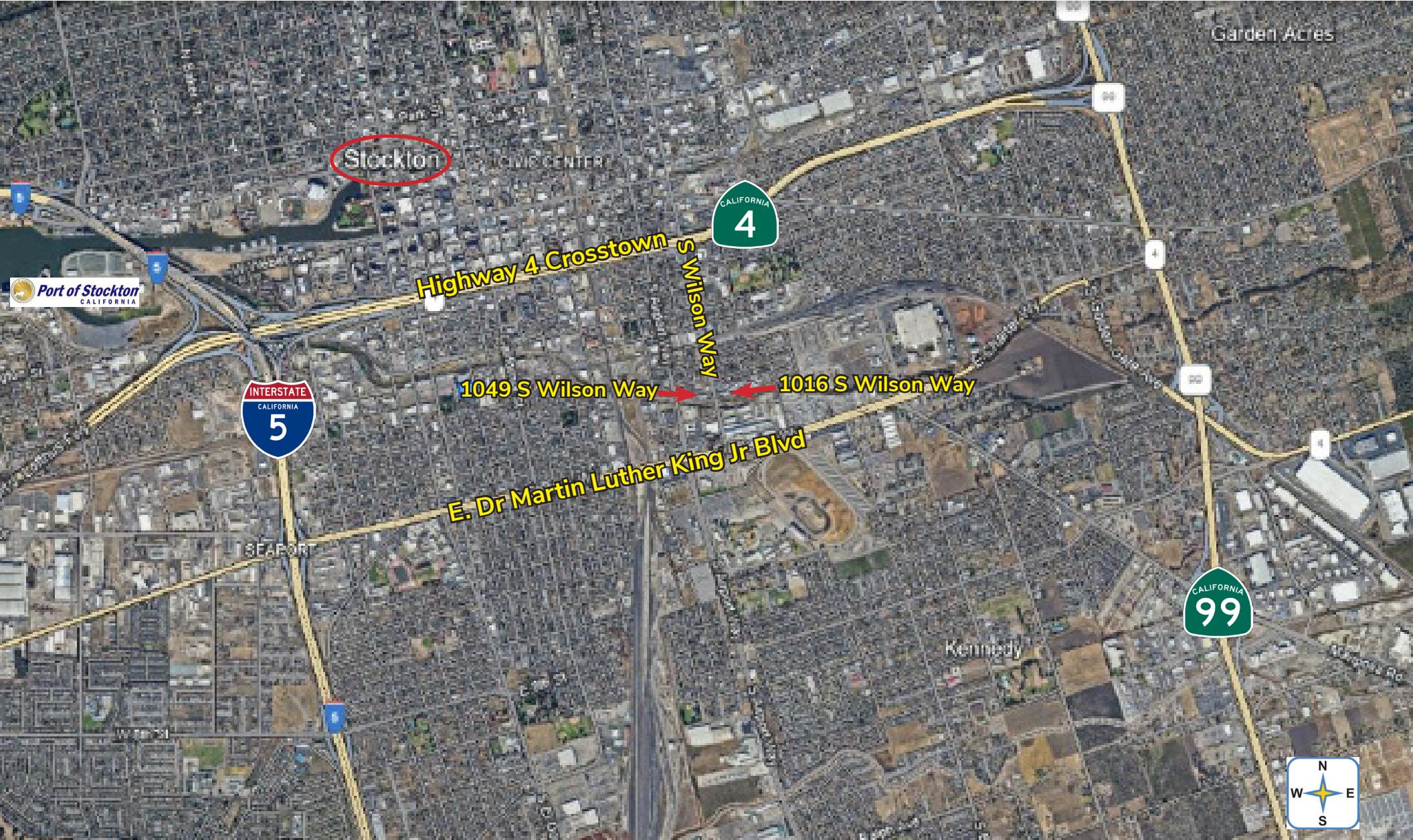
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