

**FREESTANDING INDUSTRIAL BLDG W/YARD
FOR SALE
2427 STATION DRIVE, STOCKTON, CA**



*** DO NOT DISTURB TENANT - SHOWN BY APPOINTMENT ONLY!***

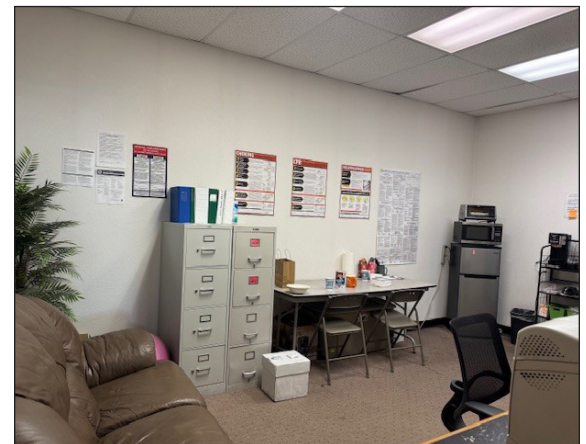
BUILDING SF: 4,800± SF
OFFICE SF: 900± SF w/ reception/bullpen, two (2) private offices and one (1) restroom
LAND: 0.51± AC
GL DOORS: One (1)
CLEAR HEIGHT: ±18'
POWER: 200 Amp, 120/208 Volt, 3 Phase
ZONED: I-G
(General Industrial - City of Stockton)

COMMENTS:

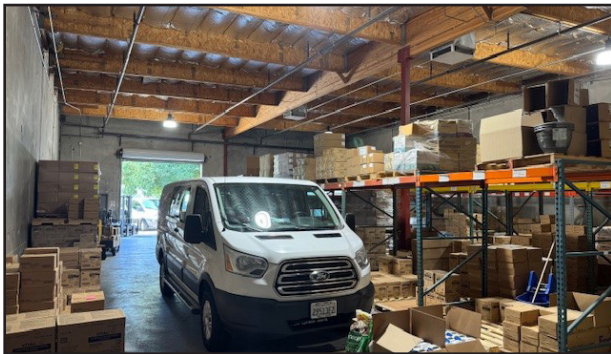
- Concrete tilt up construction w/ recently resealed roof
- 3,500± sf paved and fenced yard with exterior lighting
- Insulated warehouse includes two (2) swamp coolers and LED lighting
- Built in 2004
- Fully sprinklered
- Excellent owner user opportunity
- Immediate access to HWY 99 via Mariposa Road
- Warehouse racks included

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SALE PRICE: \$888,000.00 (\$185 psf)



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