

SMALL INDUSTRIAL UNIT FOR LEASE

8130 LORRAINE AVENUE | STOCKTON, CA



BUILDING SF: 32,400± SF
AVAILABLE SF: 2,952± SF (SUITE 320) 200± SF OFFICE

- 12' - 15' clear height
- Fluorescent Lighting
- Distributed electrical throughout
- Perimeter entirely gated/secured
- Power: 200 amp / 208 v / 120 VAC / 3 phase
- Office HVAC
- DOORS: 2 GL - One (1) 9' x 10' and One (1) 12' x 12'
- Newly painted interior and exterior
- Clear span
- Professionally managed/maintained
- Zoning: IL - (Light Industrial)
- Two (2) Private Offices (100± sf each)
- Private restroom

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LEASE RATE: \$0.85 PSF, \$2,500 / MO Gross

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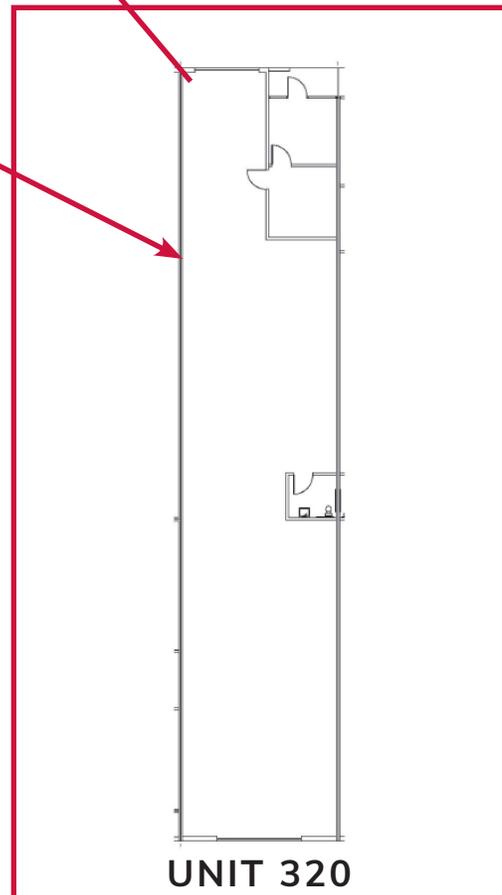
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SITE PLAN



DIMENSIONS: W: 13'± - 23'±
L: ±120'

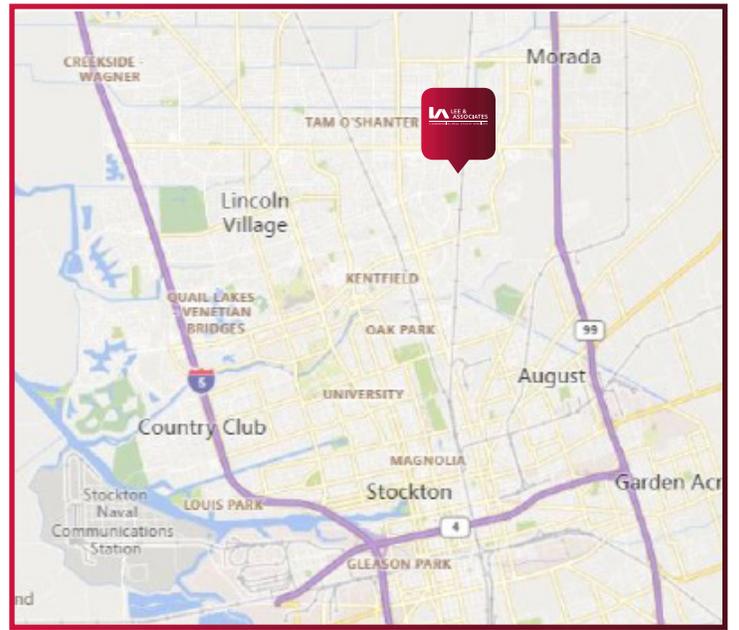
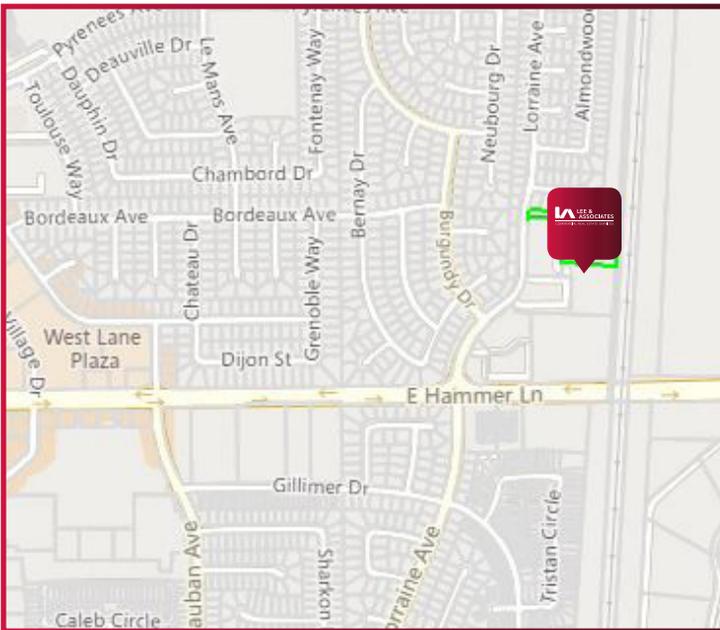
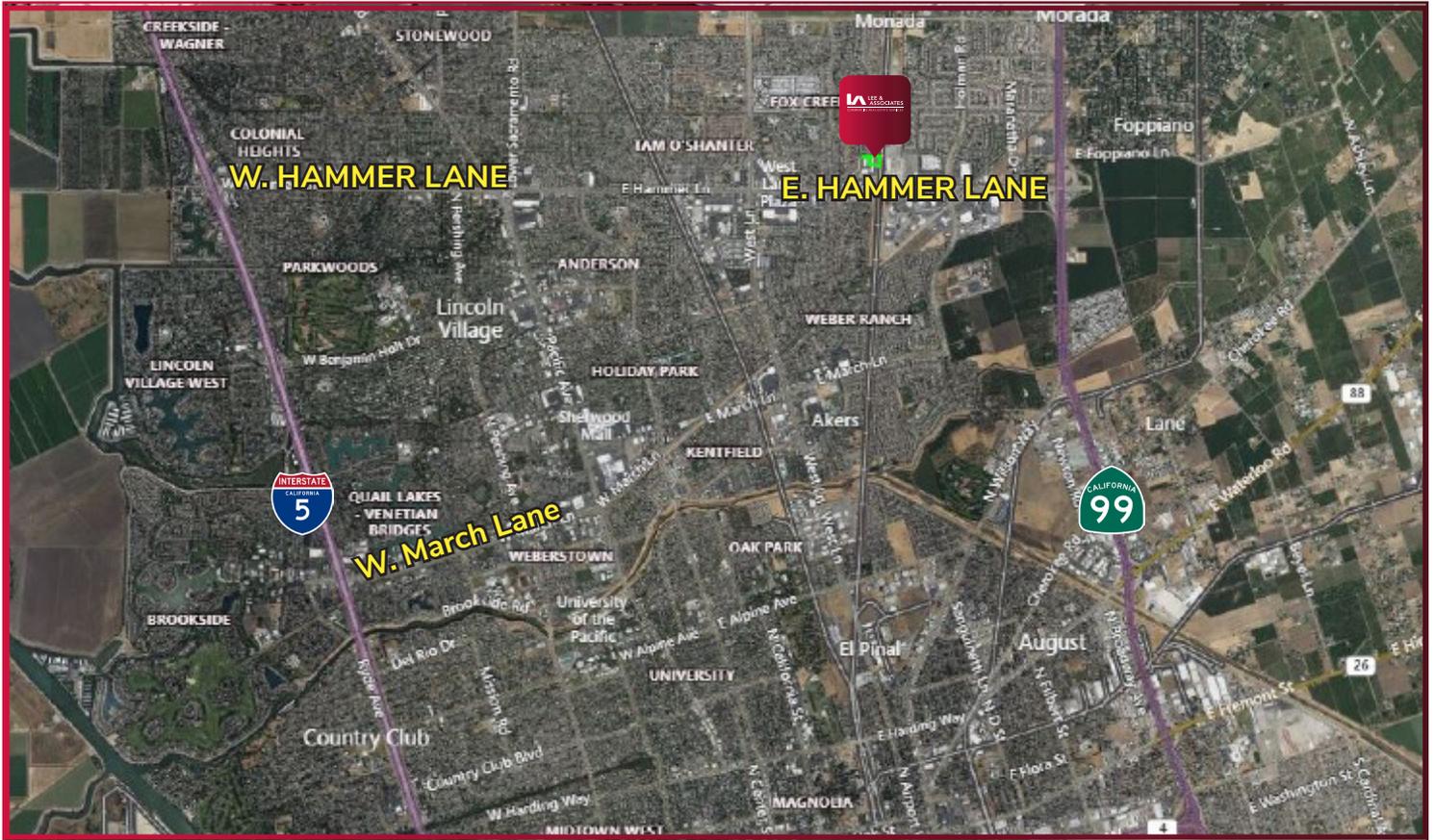


UNIT 320

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DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
Population:	37,185	118,987	262,054
Income:	\$84,517	\$78,578	\$80,480

TRAFFIC COUNTS:
Hammer Lane: 36,900± cars ADT (2019)