

# LAND ENTITLED FOR TRUCK YARD - PERMITS READY

FOR SALE

2545 AND 2615 MONTE DIABLO AVENUE | STOCKTON, CA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



APN: 133-120-02 & 09  
SIZE: 2.94± Acres  
ZONING: I-G (Industrial General - City of Stockton)

SALE PRICE: ~~\$3,500,000~~  
~~\$3,000,000~~  
**\$1,900,000**

Jim Martin, SIOR  
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C 925.352.6948

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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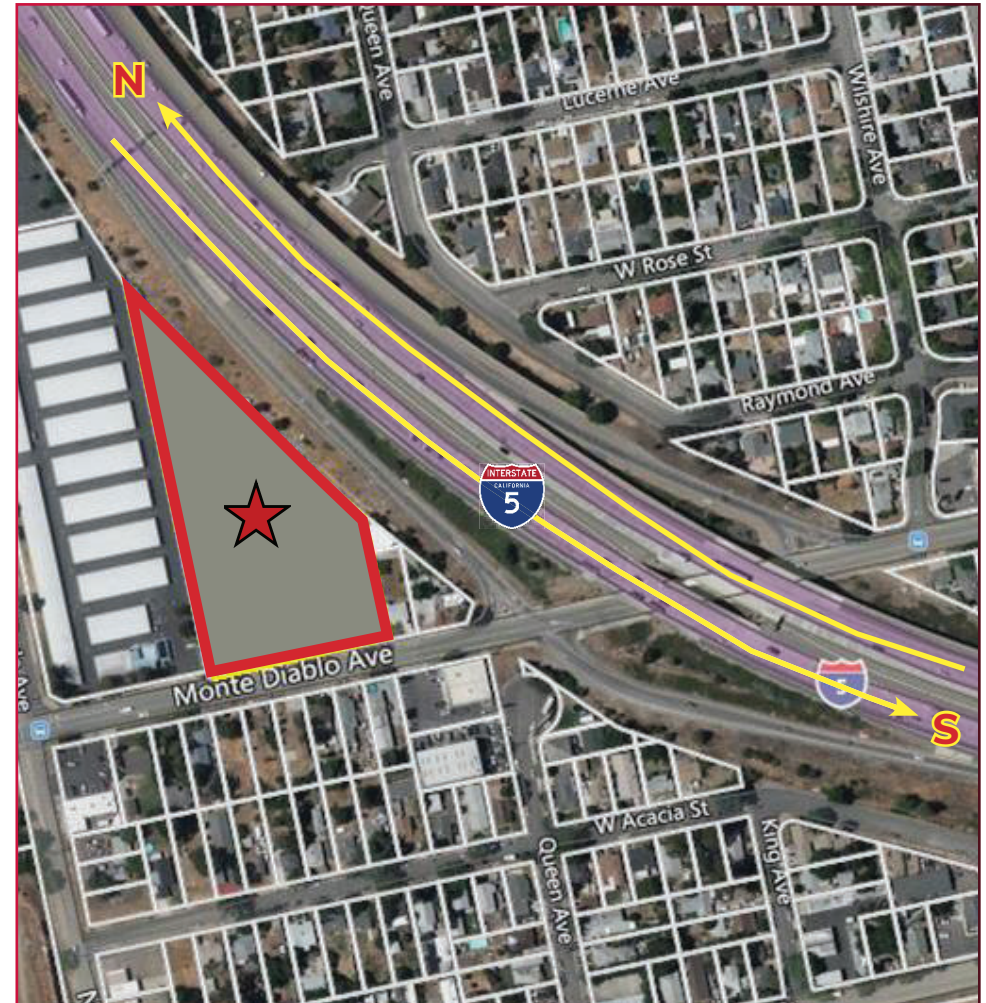
## COMMENTS:

- Brand new wrought iron fencing installed
- Entitled and permit ready
- Excellent access to I-5
- Signage/visibility along I-5
- City services / utilities to site
- Zoning allows for numerous uses
- Located within designated Opportunity Zone

## TRAFFIC COUNTS:

Interstate 5: 117,000 Cars ADT

<u>DEMOGRAPHICS:</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population:	12,400	104,620	270,794
Average Income:	\$61,468	\$79,947	\$74,433



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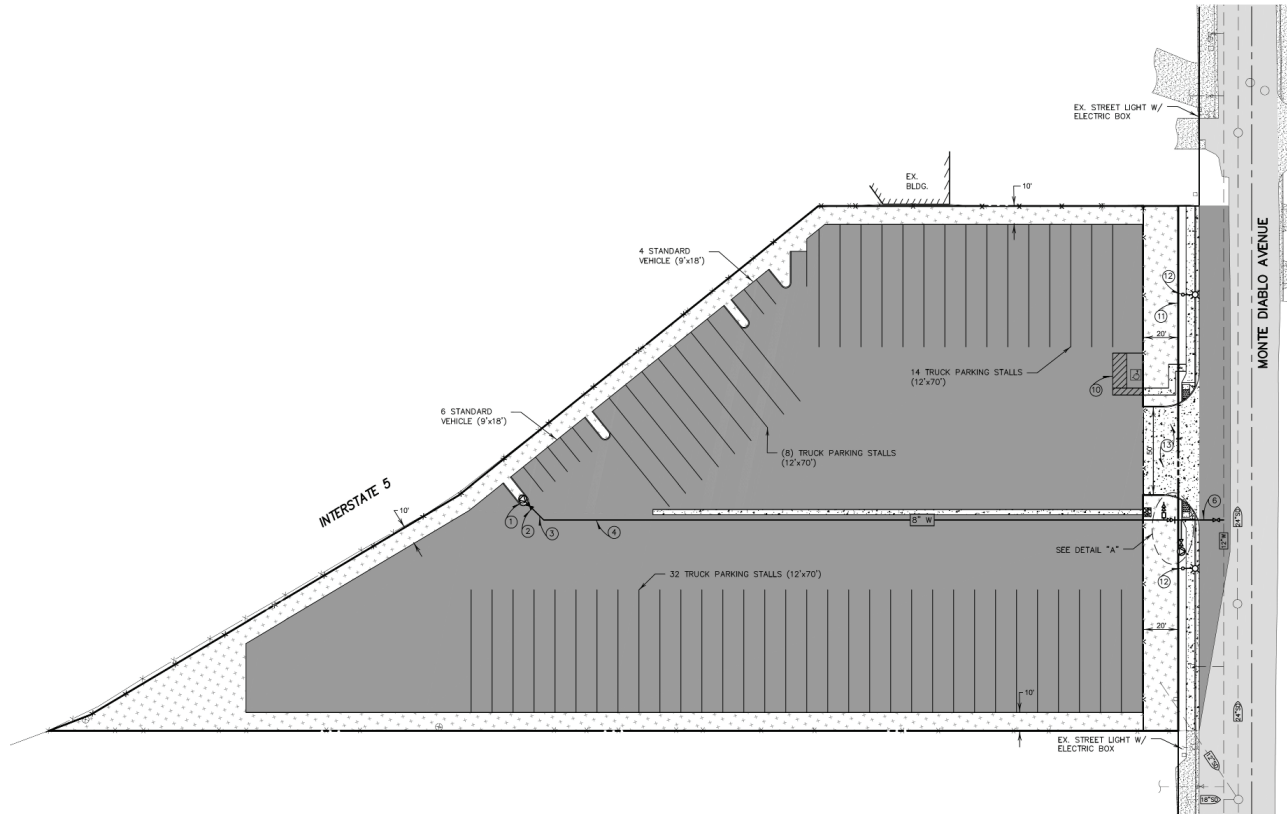
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## TRUCK PARKING PLAN - PERMITS READY



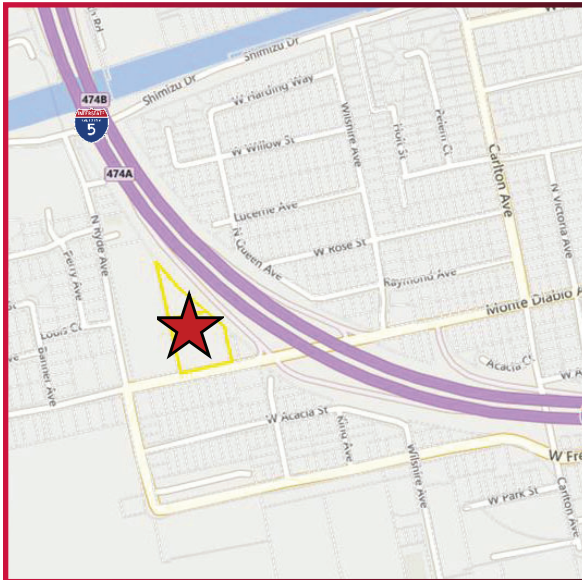
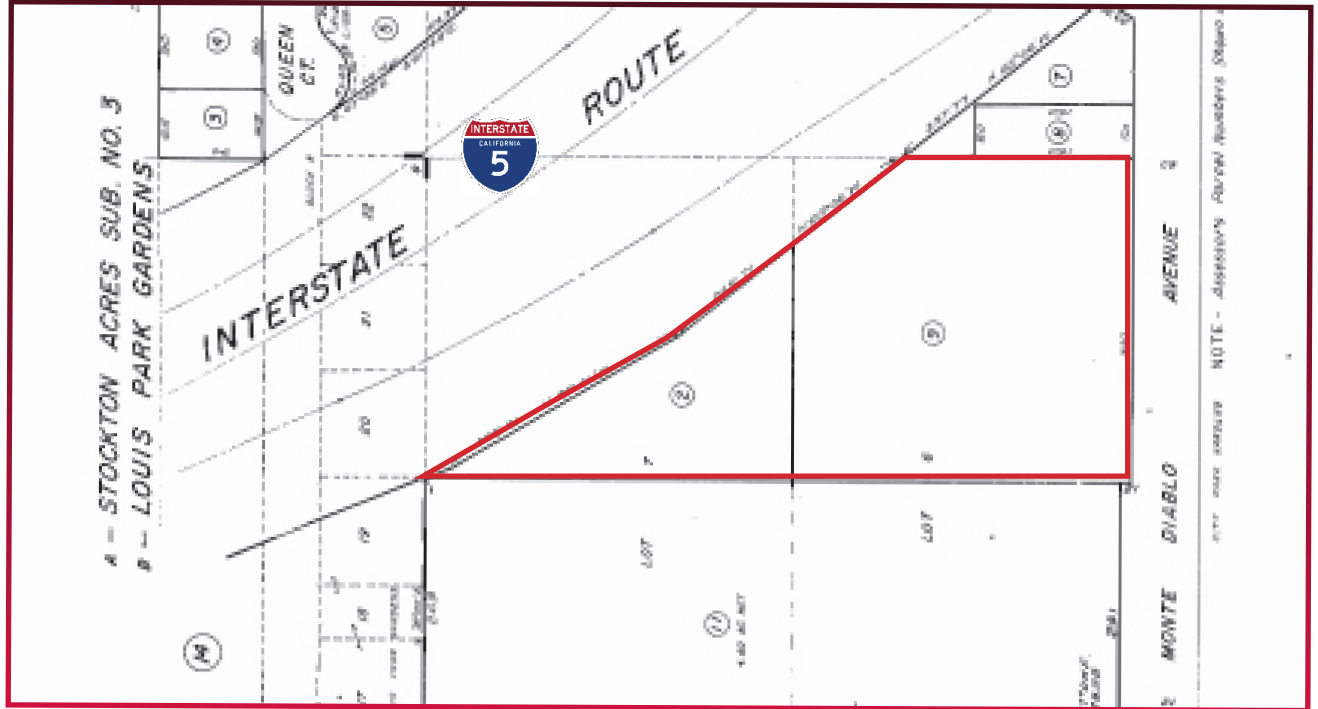
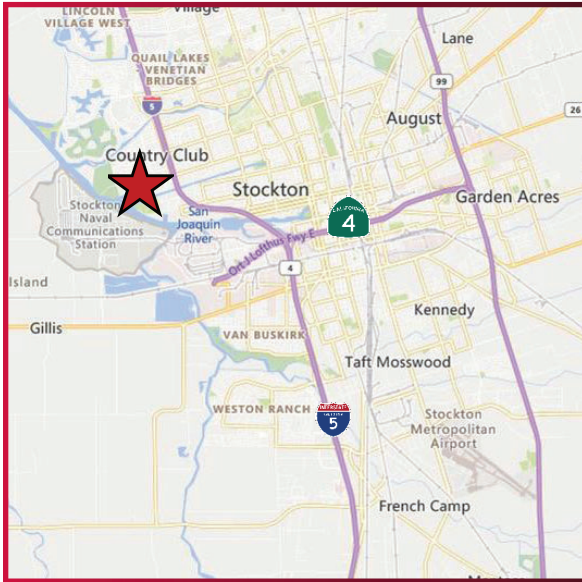
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