

OFFICE BUILDING - FOR SALE

4,760± SF

7811 KELLEY DRIVE | STOCKTON, CA



7811 Kelley Drive is a single-story office complex situated on approximately .47± acres and is comprised of two contiguous buildings totaling approximately 4,760± SF. The property consists of one 3,000± square-foot building which is currently vacant, and a second building that is 1,760± square feet, currently divided into two 880± sf units. Both 880± square foot units are currently occupied by Tenants on Month to Month Leases.

PROPERTY HIGHLIGHTS

- Small outdoor common area between the two buildings.
- Property is zoned CG — Commercial General District allowing for a large variety of uses!
- Excellent Owner/User or Investment Opportunity
- Located with immediate access to Interstate 5 within a well-maintained office environment.

FOR MORE INFORMATION CONTACT:

SALE PRICE: \$615,000

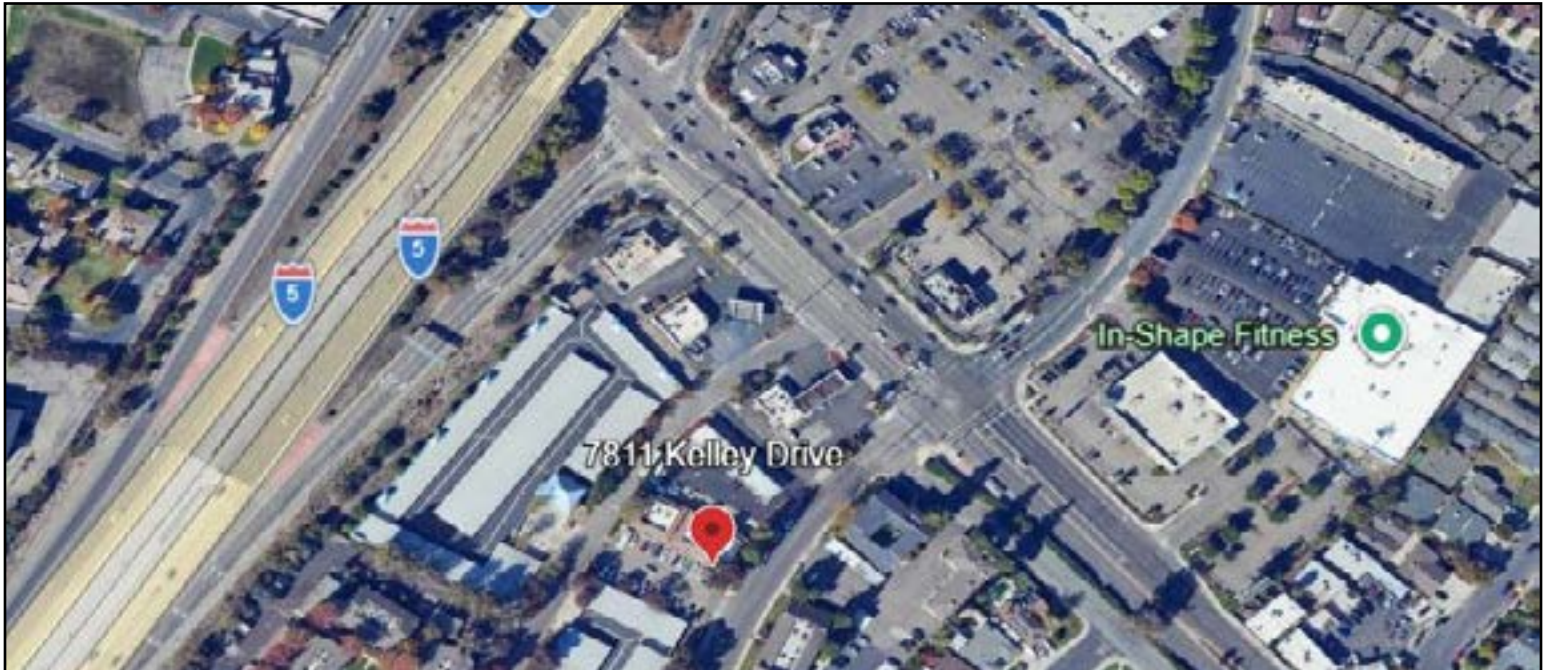
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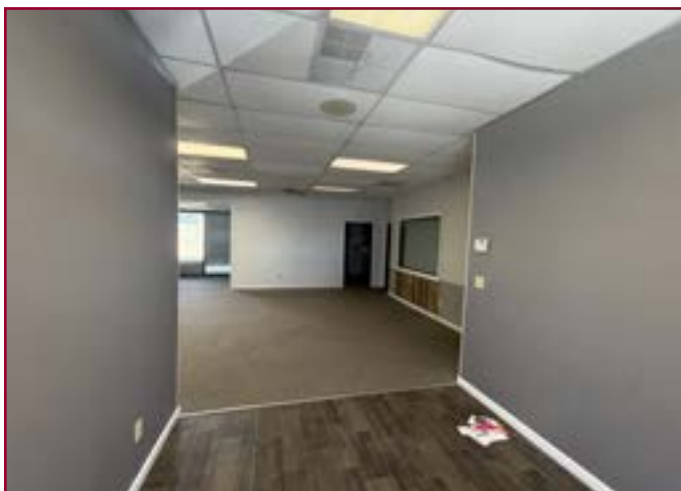
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Interior photos of 3,000± sf vacant space



- Efficient Office Layout featuring multiple private offices, a large open bullpen/work area, conference room, and two (2) private restrooms.
- Fully Equipped Breakroom with kitchen including sink, range, dishwasher, and refrigerator.
- Building Signage providing excellent identity and street visibility.



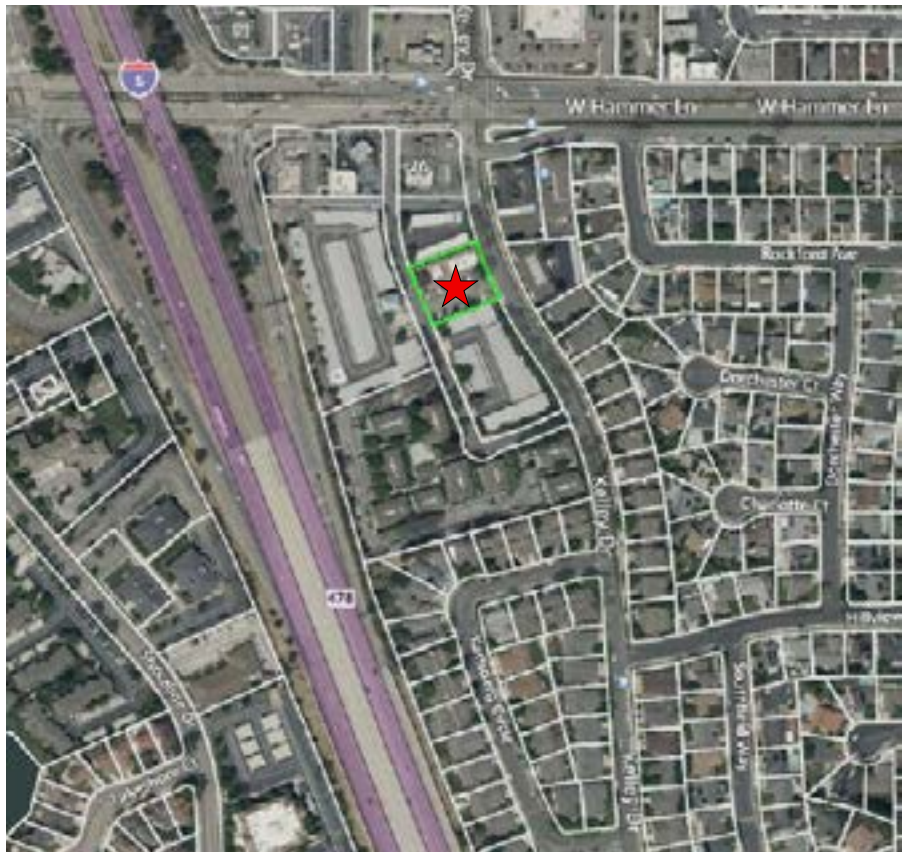
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- Excellent Parking Ratio with ample on-site parking for employees, clients, and visitors.



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