

**FREESTANDING INDUSTRIAL BLDG W/YARD
FOR SALE
711 SAN JUAN AVENUE, STOCKTON, CA**



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

BUILDING SF: 5,000± SF
OFFICE SF: 1,200± SF w/ reception, three (3) private offices, kitchen, and two (2) restrooms
LAND: 0.26± AC
GL DOORS: Two (2) w/ electric motors
CLEAR HEIGHT: ±16'
POWER: 400 Amp, 277/480 Volt, 3 Phase
ZONED: I-G
(General Industrial - City of Stockton)

COMMENTS:

- Concrete block construction w/ recently resealed roof
- 5,000± sf paved and fenced yard with exterior lighting
- Insulated warehouse includes two (2) gas fired heaters
- Approximate 2,100± SF mezzanine storage area
- Excellent owner user opportunity
- Immediate access to I-5 via Fremont Street

SALE PRICE: \$895,000.00

Jim Martin, SIOR
BRE #01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948



FREESTANDING INDUSTRIAL BLDG W/YARD FOR SALE 711 SAN JUAN AVENUE, STOCKTON, CA



PROPERTY HIGHLIGHTS:

- Easy access to I-5 Crosstown freeway
- Zoning allows for a wide variety of uses
- Recently restored warehouse shop area



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.