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





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

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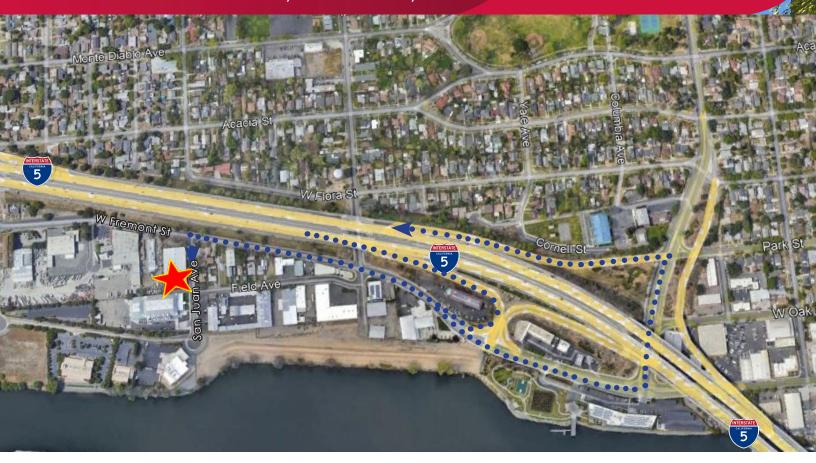






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PROPERTY HIGHLIGHTS:

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





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