

INDUSTRIAL FOR LEASE DISTRIBUTION WAREHOUSE WITH DOCK LOADING

2403 STAGECOACH ROAD, STOCKTON, CA



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PROPERTY OVERVIEW

TOTAL BUILDING SF:	31,780± SF
DIVISIBLE TO:	12,904± SF
SUITE 2401:	18,876± SF with 1,000± SF office
SUITE 2403:	12,904± SF with 3,245± SF showroom/office
LAND SIZE:	1.34± ACRES
APN:	173-320-18
CONSTRUCTION TYPE:	Concrete Tilt-Up
CLEAR HEIGHT:	18'± minimum
POWER:	400 Amp, 110/208 Volt, 3 Phase
DOCK HIGH DOORS:	Two (2)
GRADE LEVEL DOORS:	Three (3)
ZONING:	IG- Industrial General (City of Stockton)
ECONOMIC DATA:	\$.85 PSF, NNN



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ADDITIONAL FEATURES

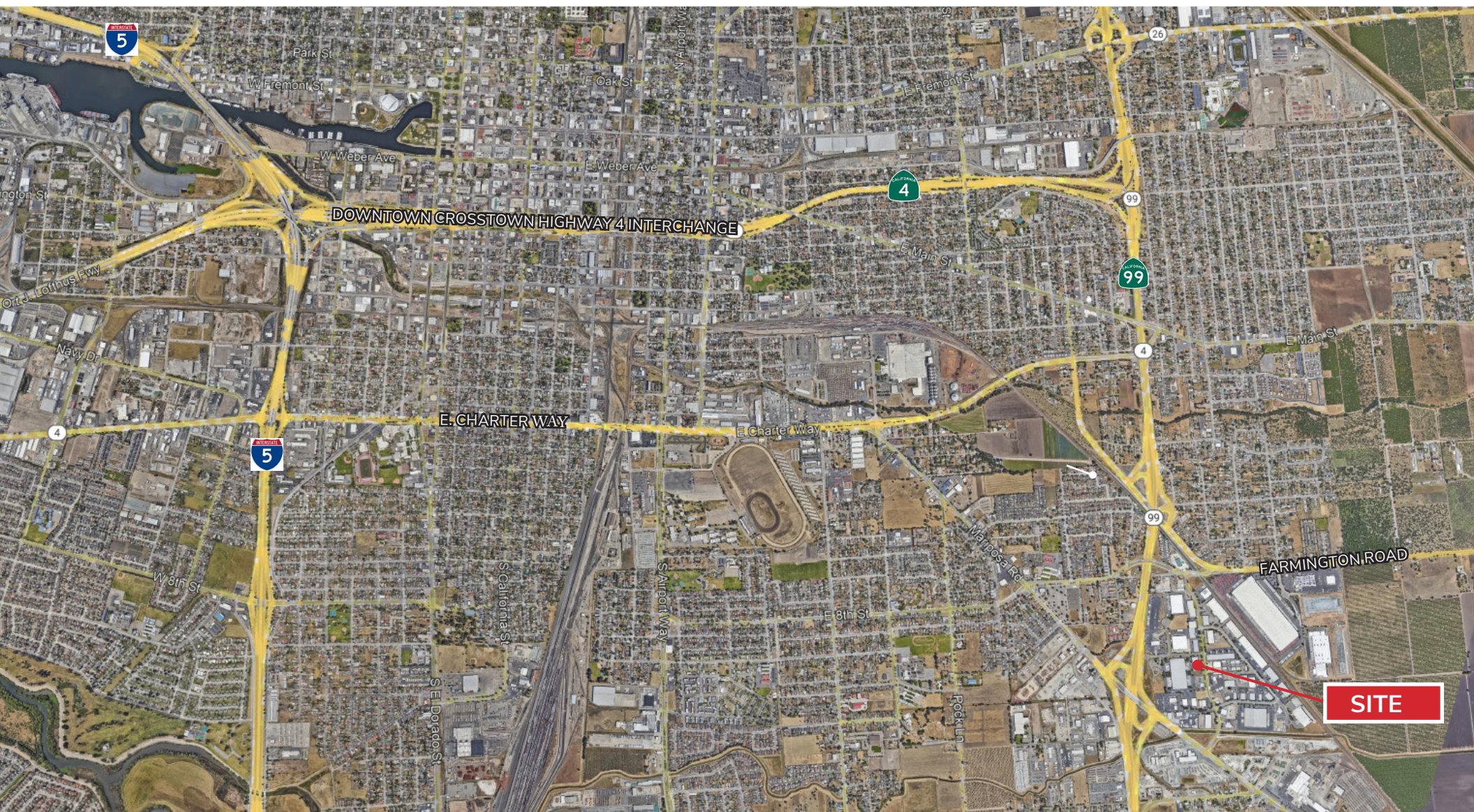
- UNDER NEW OWNERSHIP/MANAGEMENT
- ALL NEW TENANT IMPROVEMENTS INCLUDING:
 - Landscaping
 - Exterior paint
 - Paint and floor coverings in office and restrooms
 - Restroom fixtures
 - Seal coat parking lot
 - LED lighting throughout including motion sensor in warehouse areas
 - Wrought iron fencing / gates
- Located in the Triangle Industrial Park
- Fully sprinklered
- Skylights
- Separately metered suites
- Office Area Features:
 - Open bullpen/showroom, private offices and 2 restrooms per suite
- Paved and fenced parking/yard area
- Immediate access to Highway 99
- Suite 2403 warehouse is insulated with roof mounted HVAC

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