

# 1440-1532 N. Broadway Ave Stockton, CA

## Property Features

- Parcel Delivery Building
- IOS Site with Add'l Land for Expansion
- Rare Freeway Frontage and Visibility
- Close Access to On/Off Ramps
- \*\*Both Properties Must Be Sold Together on an "As-Is/Where-Is" Basis

## Contact Us

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Asking Price | \$4.6 Million



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## 1440 N. Broadway Avenue, Stockton

Land:	6.79 AC
Improvements SF:	2 acres of paved yard
Zoning:	Light industrial
San Joaquin County APN:	143-250-10



## 1532 N. Broadway Avenue, Stockton

Land:	3.33 AC
Improvements SF:	35,951
Year Built:	1994
Clear Height:	20'
Zoning:	Light industrial
Utilities:	PG&E
Dock Doors:	6
Grade Level Doors:	14 (6 oversized)
Offices:	2 two-story offices 5 private offices 2 lockers 4 bathrooms
San Joaquin County APN:	143-250-09

