

# INDUSTRIAL BUILDING W/YARD FOR LEASE

2 WEST WORTH STREET, STOCKTON, CA



**AVAILABLE SF:** 7,200± SF

**CLEAR SPAN - NO INTERIOR COLUMNS**

## COMMENTS:

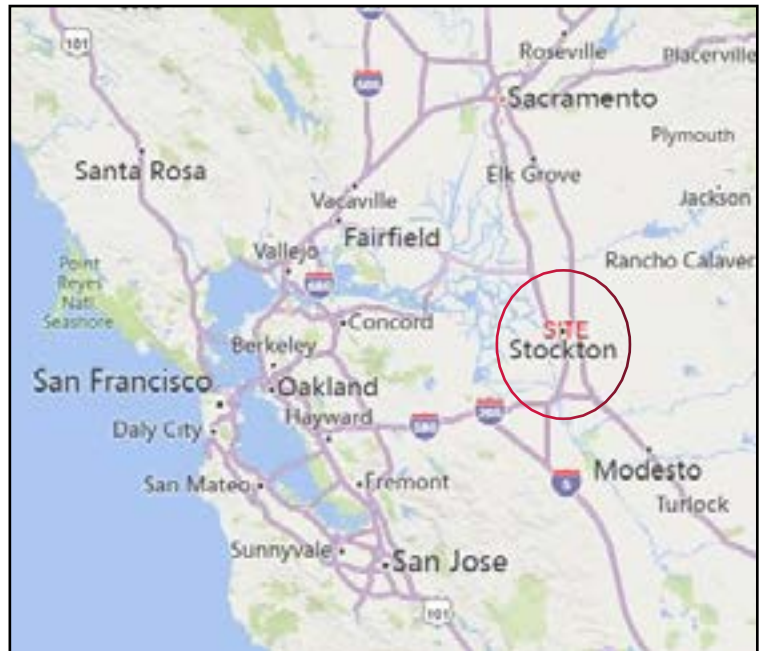
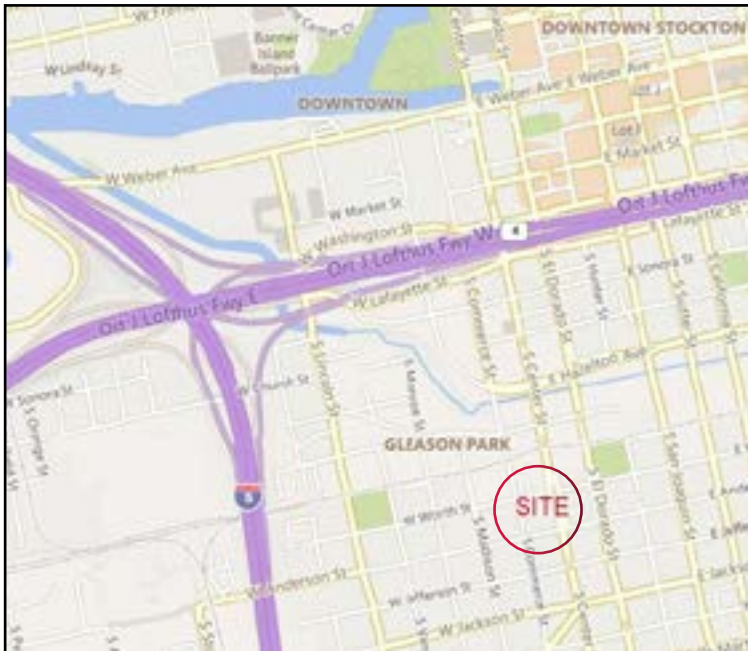
- 640± square feet of office with two restrooms with mezzanine storage above
- Two (2) ground level doors
- 400 Amp, 277/480 Volt, 3 Phase
- Paved and fenced yard
- 20± minimum clear height
- Concrete tilt-up construction
- Access to/from Hwy 99 and I-5 via Crosstown Freeway
- Two driveways for easy yard access

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**LEASE RATE:** \$5,500 / MONTH + CAM

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