

# FOR SALE OR LEASE

# 7746 LORRAINE AVE STE 209A

# STOCKTON, CA

±2,252 SF | ZONED: IG (CITY OF STOCKTON) | BUILT OUT AS OFFICE

LEASE RATE: \$1.35 PSF MG PM

SALE PRICE: **\$395,000.00**

**PRICE REDUCTION**

**OWNER FINANCING  
AVAILABLE**



## PROPERTY FEATURES:

- Unit Size: ±2,252 SF (Two Units Combined)
- Zoned IG (City of Stockton)
- Gated Entry
- Four (4) Offices
- Two Restroom, ADA accessible within Suite
- Break Area with Sink
- Luxury Vinyl Plank Flooring throughout
- Windows throughout offices
- Grade Level Door potential (Tucked in dropped ceiling)
- Located on the corner of Lorraine & Hammer

*Contact listing agents to tour.*

FOR MORE INFORMATION  
CONTACT:

**P**ARTNERS  
COMMERCIAL

Suzanne Grande  
209.483.8999  
Lic. 01080467  
Suzanne@partnersreinc.com

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