

METAL SHOP AND OFFICE WITH LARGE YARD  
FOR SALE OR LEASE  
10111 HIGHWAY 99 | STOCKTON | CA



**SALE PRICE: \$1,595,000`**  
**LEASE RATE: \$17,500.00 Per Month / Gross**

# METAL SHOP AND OFFICE WITH LARGE YARD FOR SALE OR LEASE

10111 HIGHWAY 99 | STOCKTON | CA



APN: 122-040-160  
Lot Area: 4.08 Acres  
Zoning: AU-20, Agriculture-Urban Reserve (San Joaquin County)

Possible Uses (Subject to County approval):

- Truck Service/Sales
- Construction Yard
- Agriculture/Equipment Storage
- Landscaping Service
- Machinery Sales

## FEATURES:

10,000±SF/ Two (2) Buildings

**Building 1:** 9,100±SF, 2 private offices, open bullpen area, conference room, one (1) restroom, and a 2,500±SF shop/warehouse with one (1) grade level roll up door

**Building 2:** 900±SF house with 2 bedrooms, kitchen, and restroom

Direct frontage visibility along Highway 99's premier trucking corridor

Secured fenced property that provides protection

Paved area surrounding building with a gravel lot

Existing pole signage with lighting



**SALE PRICE: \$1,595,000**  
**LEASE RATE: \$17,500.00 Per Month / Gross**

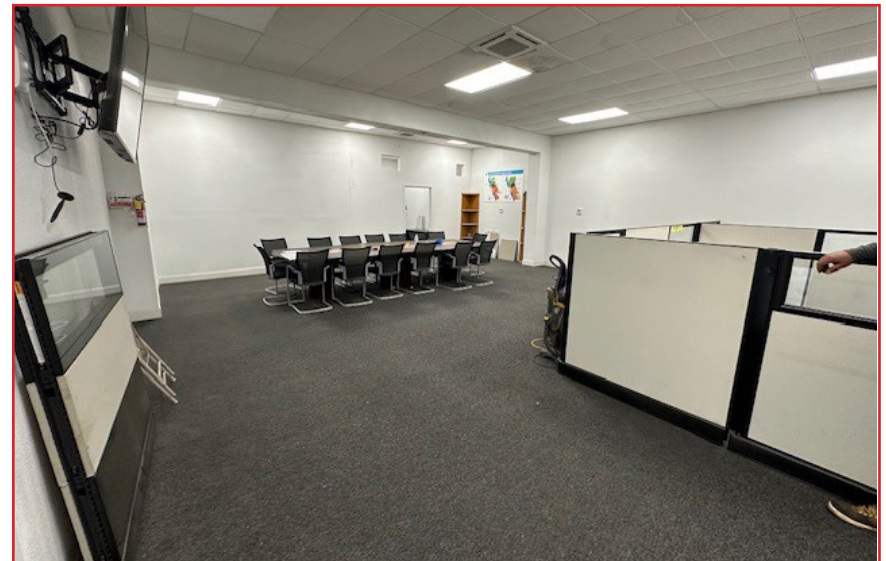
**Jim Martin, SIOR**  
BRE # 01214270  
jmartin@lee-associates.com  
D 209.983.4088  
C 925.352.6948

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# METAL SHOP AND OFFICE WITH LARGE YARD FOR SALE OR LEASE

10111 HIGHWAY 99 | STOCKTON | CA

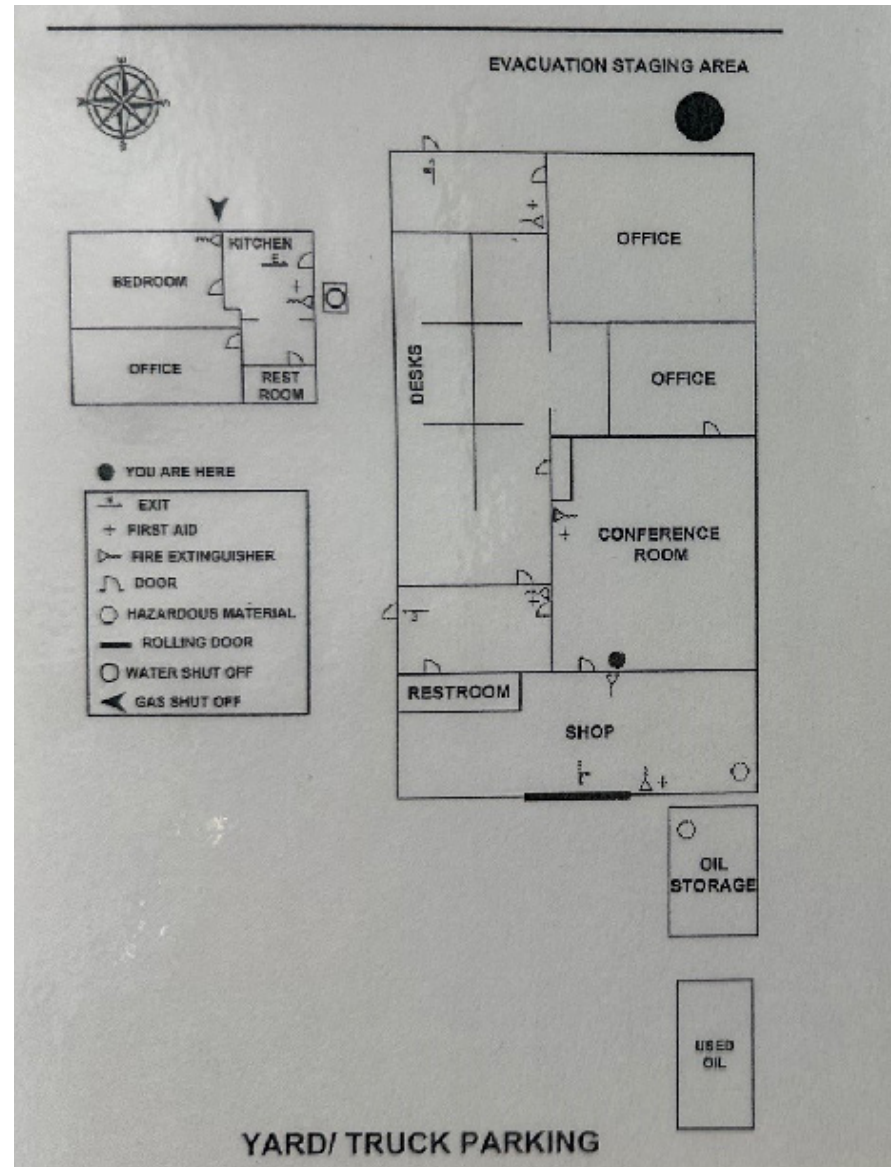


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# METAL SHOP AND OFFICE WITH LARGE YARD FOR SALE OR LEASE

10111 HIGHWAY 99 | STOCKTON | CA

## FLOOR PLAN

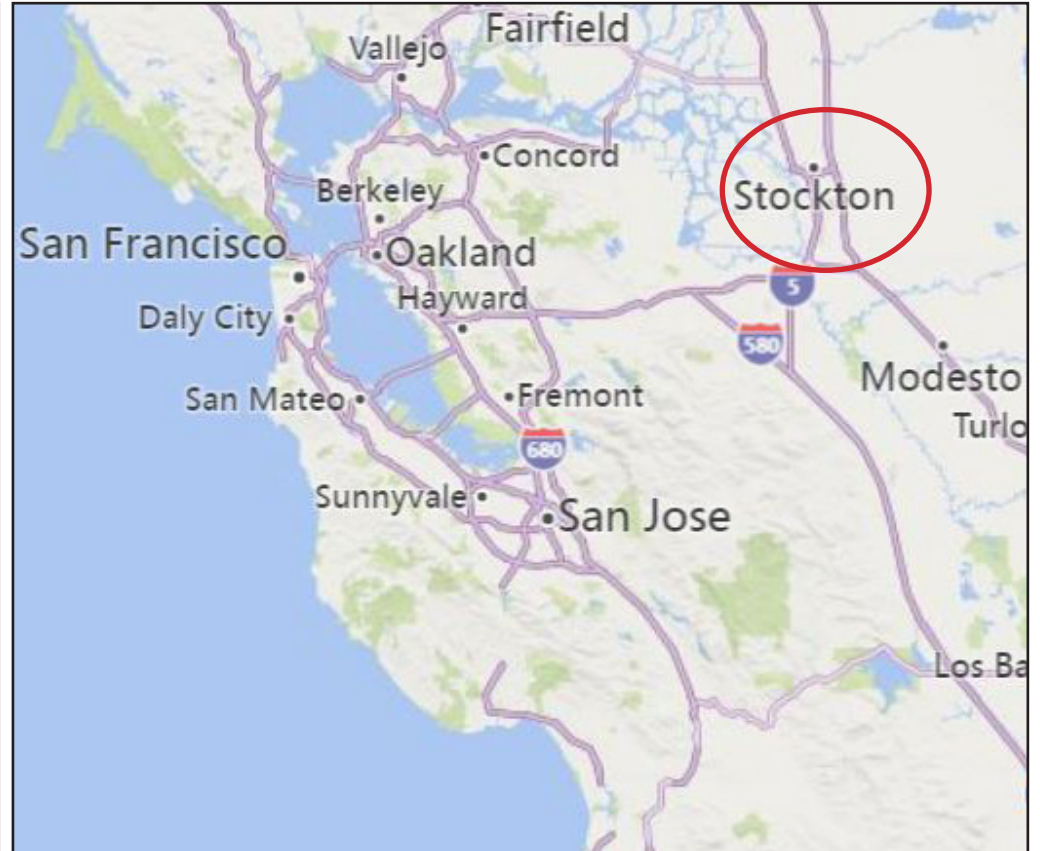
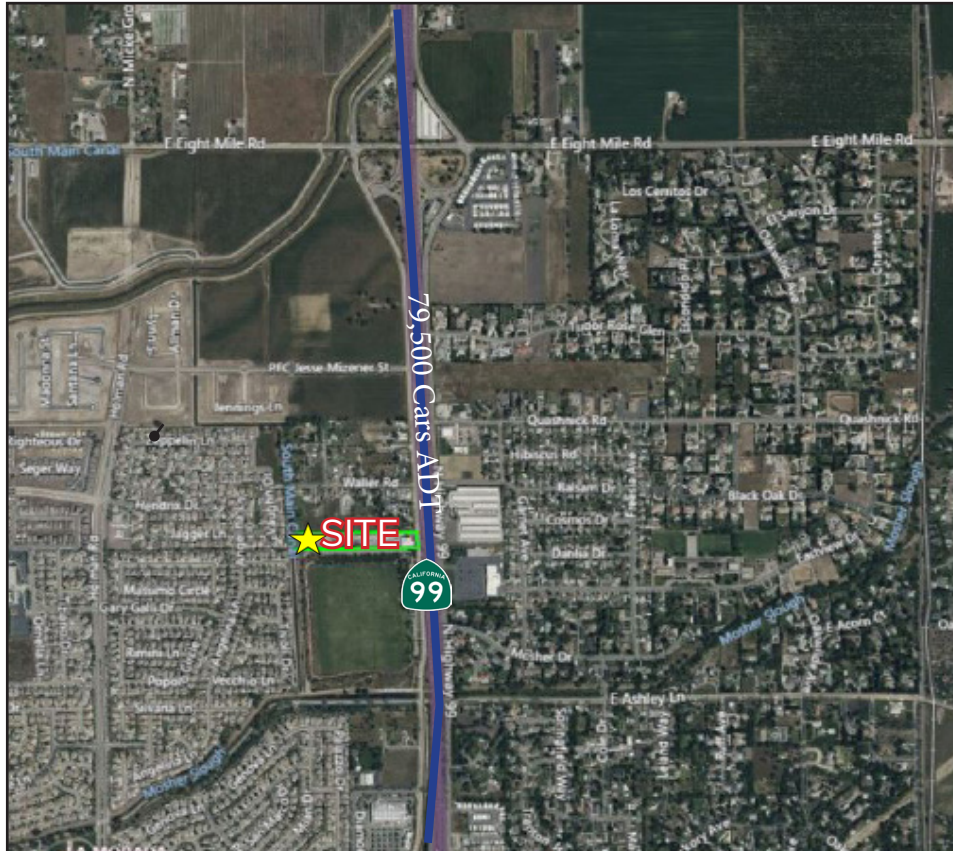


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# METAL SHOP AND OFFICE WITH LARGE YARD FOR SALE OR LEASE

10111 HIGHWAY 99 | STOCKTON | CA



## MILEAGE TO MAJOR WEST COAST MARKETS

### CITIES

Sacramento -	42 miles
Oakland -	81 miles
San Jose -	84 miles
San Francisco -	91 miles
Fresno -	129 miles

### PORTS

Port of Stockton -	13 miles
Port of West Sacramento -	44 miles
Port of Oakland -	80 miles
Port of San Francisco -	90 miles
Port of LA/Long Beach -	375 miles

### RAIL

BNSF:	13 miles
UPRR:	10 miles



# METAL SHOP AND OFFICE WITH LARGE YARD FOR SALE OR LEASE

10111 HIGHWAY 99 | STOCKTON | CA



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.