

LARGE INDUSTRIAL MANUFACTURING FACILITY

EL PINAL INDUSTRIAL PARK

1707 EI PINAL DRIVE, STOCKTON, CA

BUILDING SPECS:	54,648± SF Building
LAND SIZE:	2± Acres
APN:	117.360.36
OFFICE:	2,200± SF
GRADE LEVEL DOORS:	6 GL drive-in doors
ZONING:	I-G (General Industrial - City of Stockton)
POWER:	400 AMPS, 440, 3 phase
CONSTRUCTION:	Wood frame / metal

COMMENTS:

- Large yard
- Two driveways
- Flexible zoning allows for most industrial uses, including manufacturing, fabrication, assembly, construction, contracting, etc.
- Located within a designated Opportunity Zone

SALE PRICE: \$1,250,000

DO NOT DISTURB OCCUPANTS - SHOWN BY APPOINTMENT ONLY!



CONTACT:

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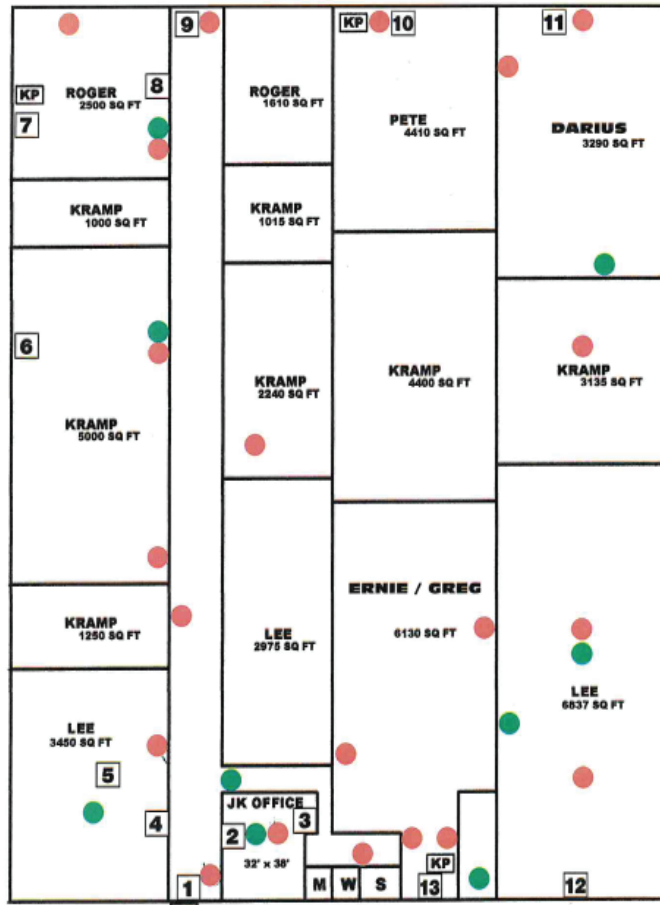
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other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

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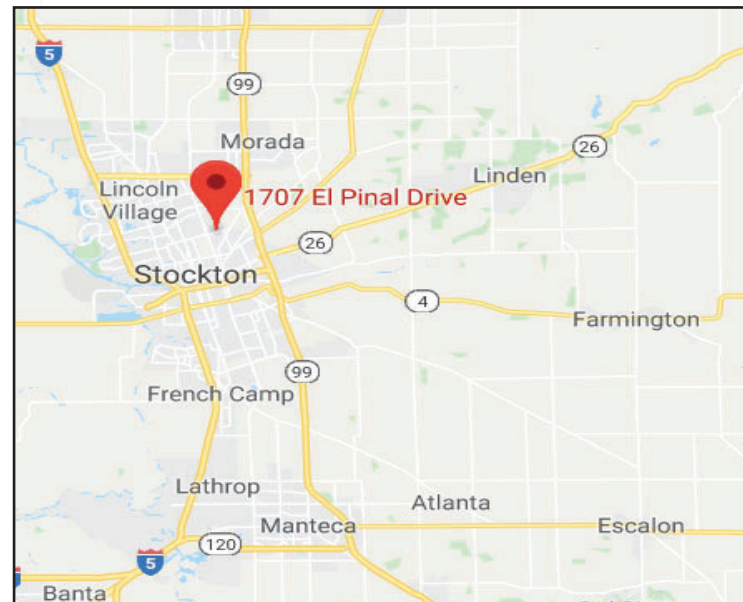
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AL KRAMP WAREHOUSE

- FIRE EXTINGUISHER
- MONITOR
- 1** DOOR NUMBERS
- KP** KEY PADS

54,648 TOTAL SQ. FT.



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