

OFFERING MEMORANDUM
12,700± SF on 6.07± ACRES

2402 S CALIFORNIA STREET | STOCKTON, CA



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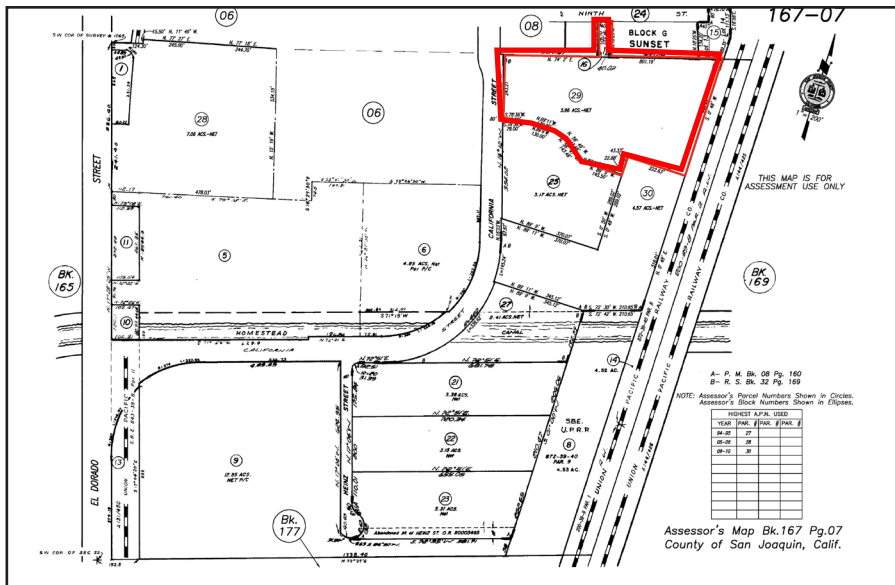
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FEATURES:

- Fully fenced, partially paved/concrete and compacted gravel yard
- 10,000± sf dock high building with 4,100± sf awning storage area
- 1,350± sf office building
- 1,350± sf shop building
- Ideal owner/user/investment opportunity

ECONOMIC DATA:

SALE PRICE: \$4,500,000



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PROPERTY OVERVIEW

TOTAL BUILDING SF:	<u>12,700± square feet</u>
TOTAL OFFICE SF:	<u>1,350± square feet</u>
LAND AREA:	6.07± Acres (2 Parcels)
APNs:	167-070-26; 167-070-16
ZONED:	IG -General Industrial (City of Stockton)
GRADE LEVEL DOORS:	2 - 12' x 14' 2 - 10' x 10'
POWER:	Two (2) - 200 amp, 120/240 volt, 3 phase electrical services
CLEAR HEIGHT:	14' - 16'
YARD:	Paved/surfaced, fenced/gated perimeter

FEATURES:

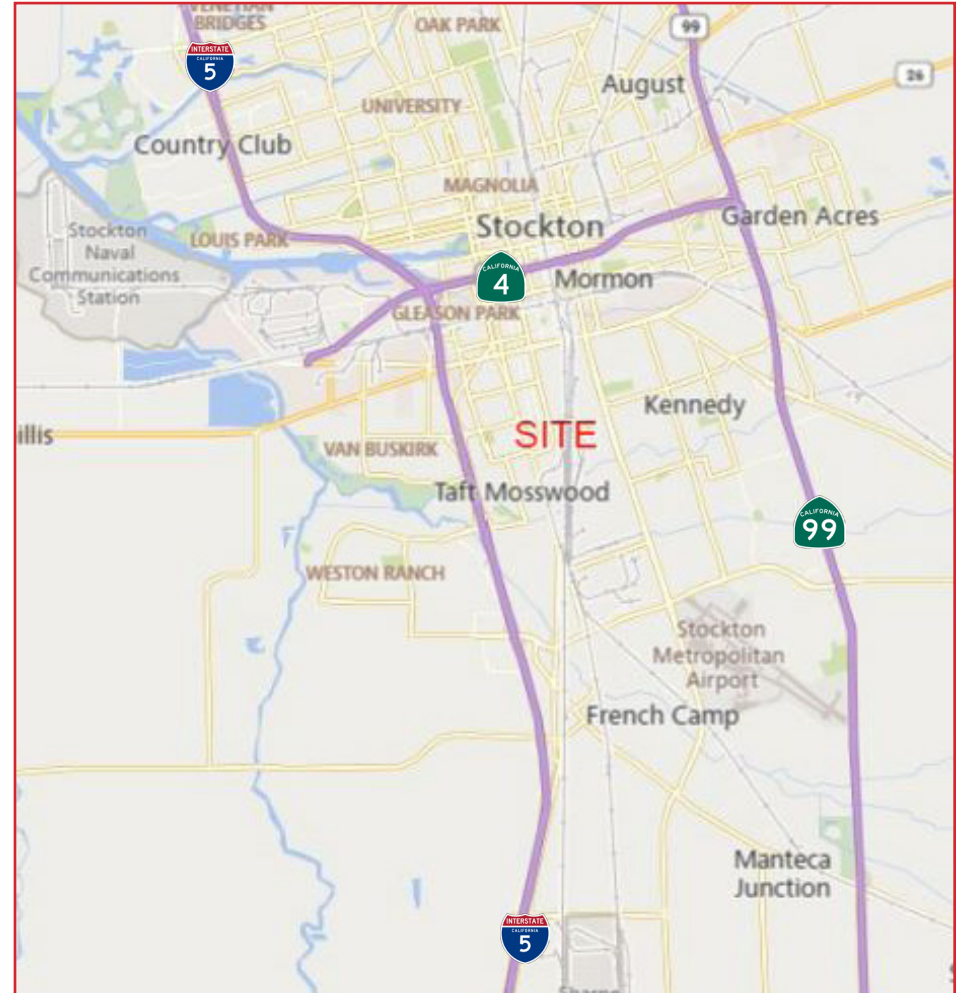
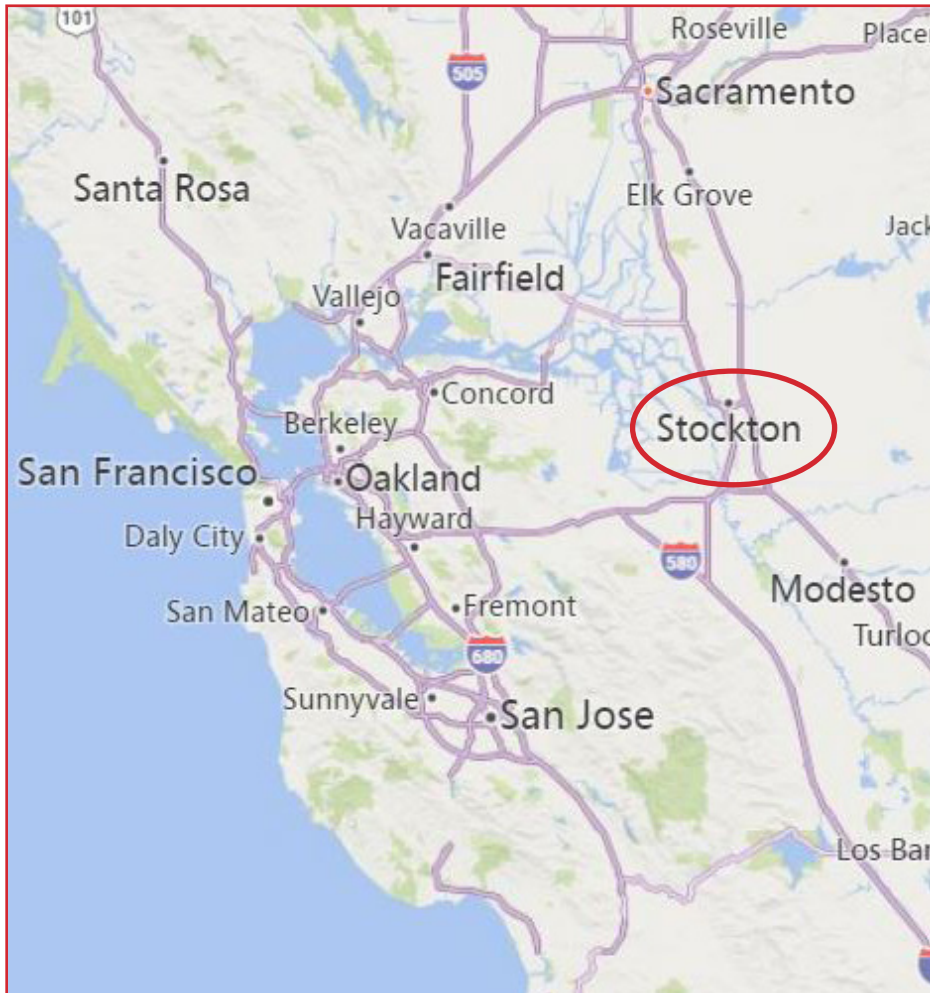
2402 S California Street features a total of 12,700± SF comprised of a 10,000± SF cross-dock type facility, 1,350± SF freestanding shop building, 1,350± SF office and 4,100± SF of covered parking/storage. The awning is not included in the total SF. The office has been remodeled and includes a bullpen area, private offices, breakroom and 2 restrooms. There is also 1 restroom in the warehouse and 1 external restroom accessible from the yard area. Total land size is 6.07± Acres that is partially concrete/asphalt and the balance compacted rock. Located off S El Dorado Street and S California Street in the City of Stockton.



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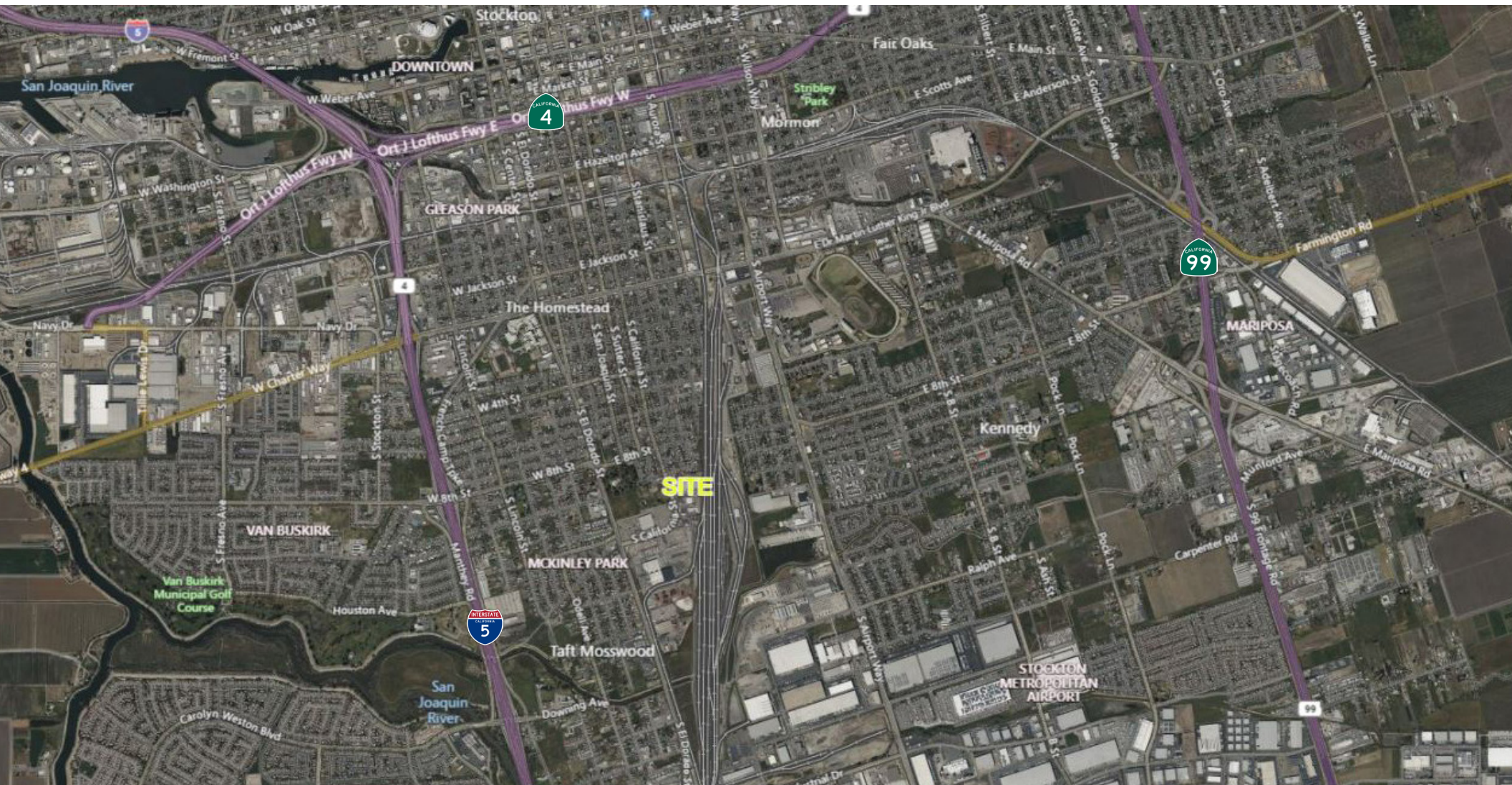
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