

Great Owner/User & Investment Opportunity w/ In-Place Income

Current In-Place Income \$237,456 Annually (True NNN Investment)

±98,000 SF Warehouse Building with ±16,000 SF Cooler &
±23,280 SF Multi-tenant Warehouse Building on ±6.23 Acres

2230 - 2243 Stagecoach Road

Stockton, CA 95215 | Triangle Industrial Park

Mike Goldstein, SIOR

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INDUSTRIAL



Accelerating success.

PROPERTY SPECIFICATIONS

2230 Stagecoach Road

Stockton, CA 95215 | Triangle Industrial Park

Colliers

Property / Building Specifications

Property Address	2230 Stagecoach Road Stockton, CA
Building Sizes	±98,000 SF on ±6.23 acres
Main Office Size	±2,800 SF
South Office Size	±810 SF
Dispatch/Dock Office Size	±100 SF
Cooler	±16,000 SF 34-38 degrees
Year Built	1985
Dock High Doors	Fifteen (15)
Grade Level Doors	Three (3)
Rail Doors	Six (6)
Rail Service	BNSF
Clear Height	±24'
Indicated Power	1,200 Amps, 277/480V, 3-Phase
Fire Suppression	.33 GPM/3,000 SF
Column Spacing	24' x 48' typical
Truck Court	±120'
Lighting	T-5/T-8
Skylights	Yes
Insulation	R-19 (half of building)
Construction	Concrete tilt-up
Zoning	I-G, General Industrial (City of Stockton)

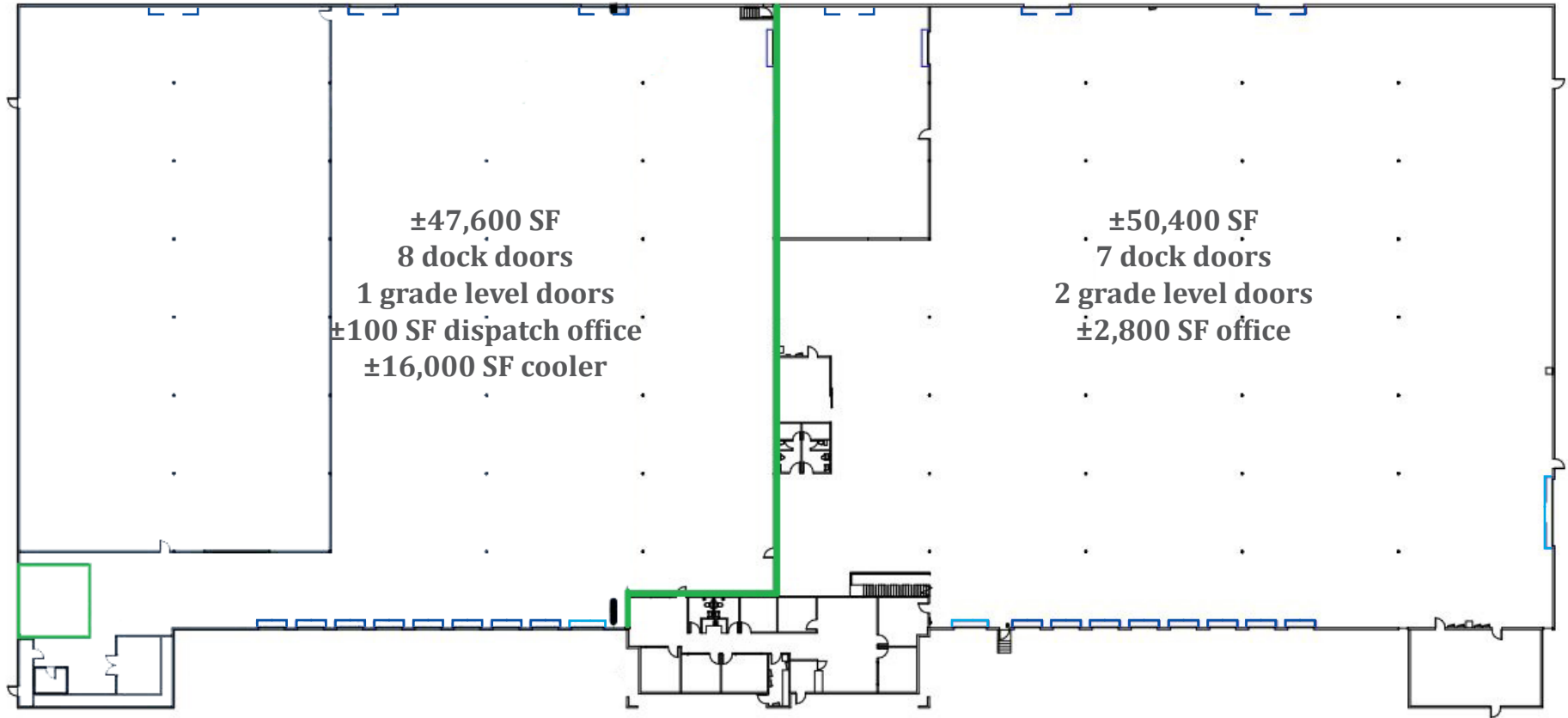
Triangle Industrial Park offers easy access to Highway 99 via Mariposa Road and I-5 via the Crosstown Freeway (Highway 4)

Ownership will consider a 12-24 month master lease



2230 Stagecoach Road

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New Office Improvements:



PROPERTY SPECIFICATIONS

2243 Stagecoach Road

Stockton, CA 95215 | Triangle Industrial Park

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Property / Building Specifications

Property Address	2243 Stagecoach Road Stockton, CA
Building Sizes	±23,280 SF on ±6.23 acres
Office Size	±2,894 SF
Year Built	2000
Dock High Doors	Eight (8)
Grade Level Doors	Two (2)
Clear Height	±20'
Indicated Power	TBD
Column Spacing	TBD
Truck Court	±120'
Lighting	TBD
Skylights	Yes
Construction	Concrete tilt-up
Zoning	I-G, General Industrial (City of Stockton)

Triangle Industrial Park offers easy access to Highway 99 via Mariposa Road and I-5 via the Crosstown Freeway (Highway 4)

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LOCATION

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2230 - 2243 Stagecoach Road

Stockton, CA 95215 | Triangle Industrial Park



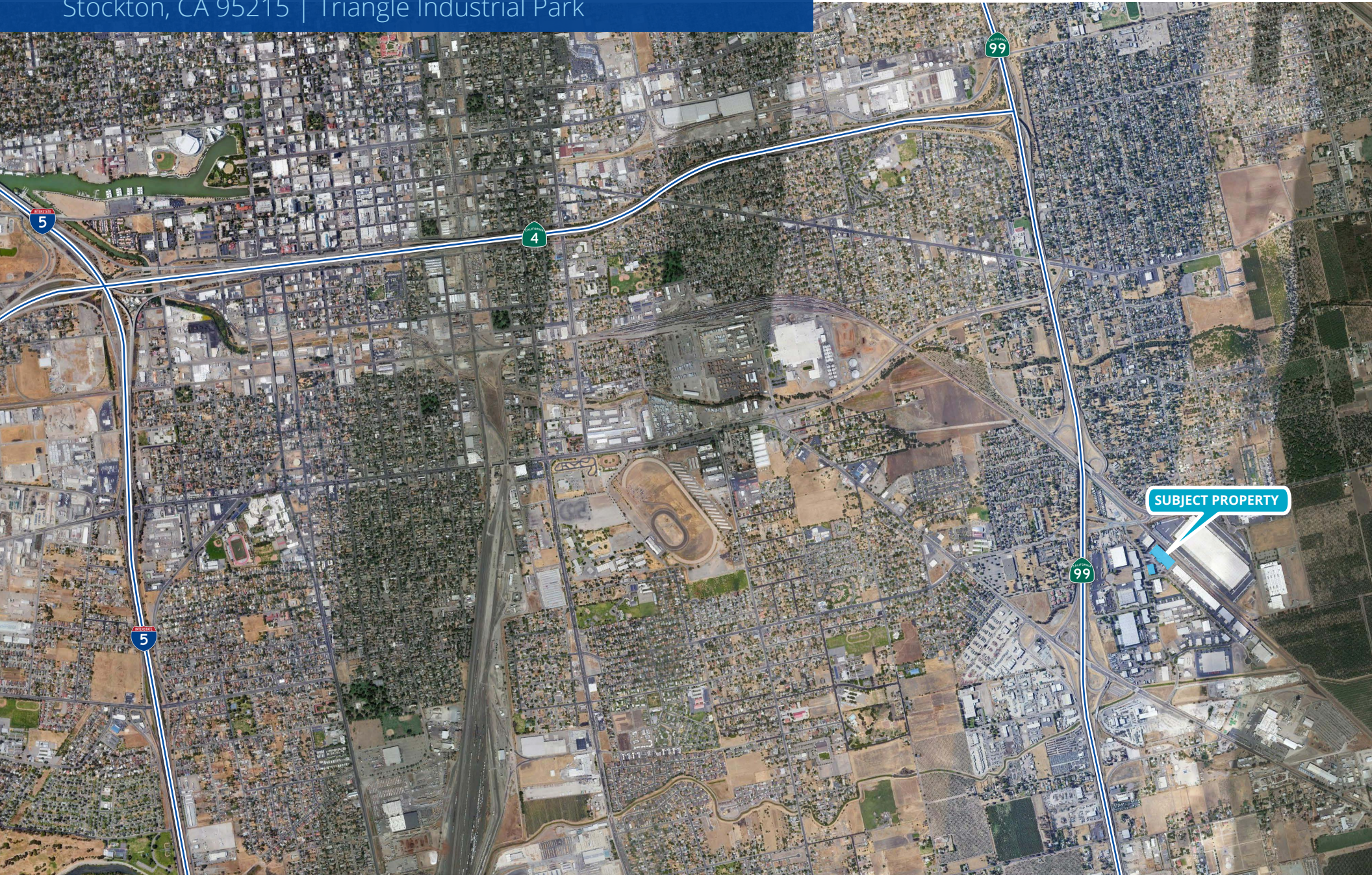
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LOCATION AERIAL

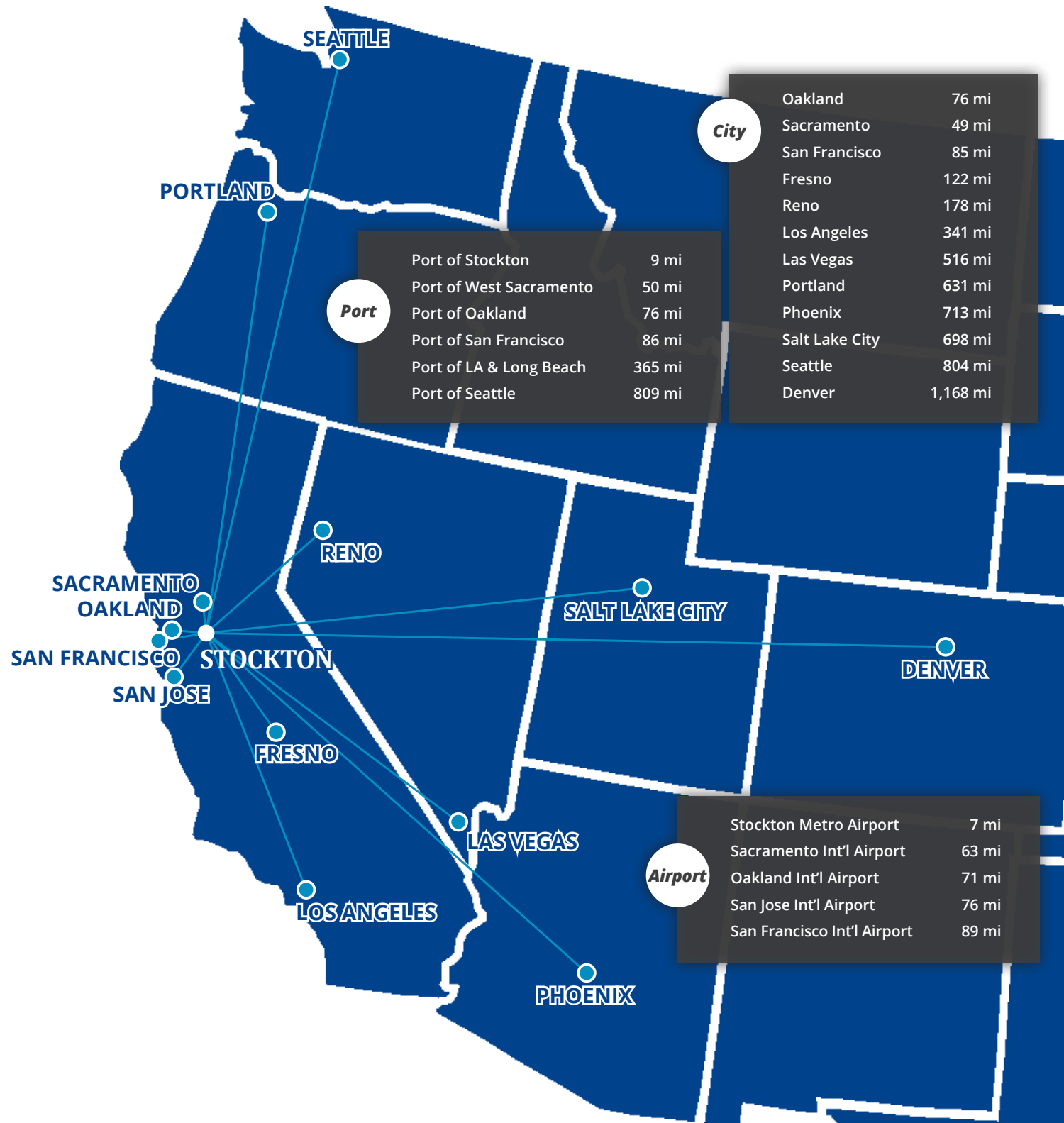
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Stockton, CA 95215 | Triangle Industrial Park



DISTANCE TO MAJOR WEST COAST MARKETS



Triangle Industrial Park
 2230 - 2243 Stagecoach Road
 Stockton, California 95215



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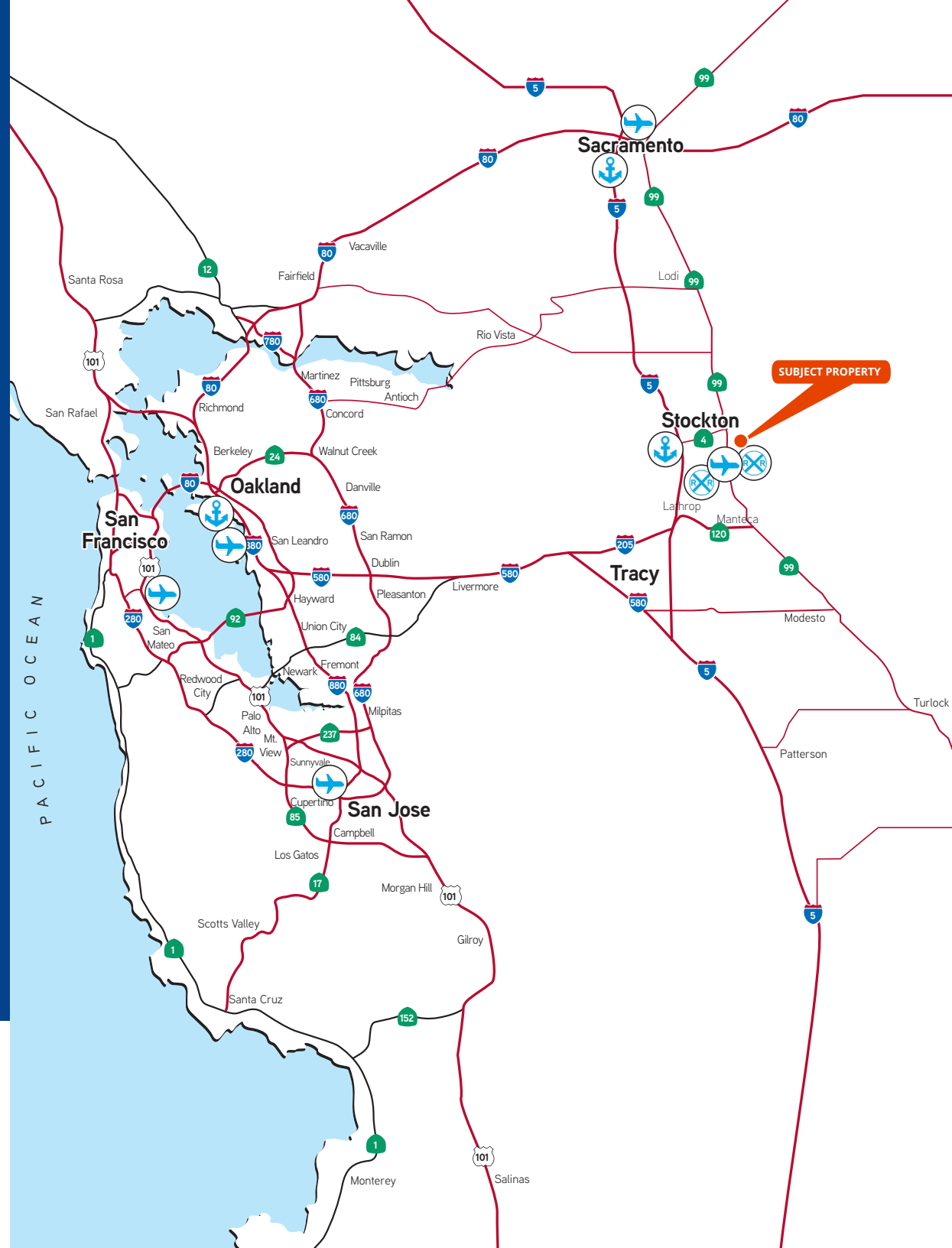
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