

For Sale: \$4,695,000

800 S Stockton Ave, Ripon CA



Owner User Warehouse and Office Opportunity With Additional Tenant Income

To discuss your property or any commercial real estate needs please contact:

JORDAN AMARANT

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PMZCommercial.com



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Property Highlights

Building 1: 28,257 SF

- 21,846 SF Available for Owner User to Occupy
- 4,892 SF of Office Space
- 16,954 SF Warehouse
- 26.5' Warehouse Ceilings
- 3 Grade-Level Roll-Up Doors (14' x 14')
- 2 Dock-High Doors
- 3-Phase Power
- 6,411 SF of Tenant-Occupied Space
- 7 Leased Individual Office Units
- \$9,084.04 in Monthly Rent

Building 2: 4,800 SF Warehouse

- Building 2 is Fully Occupied by Tenant
- \$4,810.50 Monthly Rent

33,057 Total SF (\$142/SF)

2.37 Acre Lot



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Property Overview

PMZ Commercial Real Estate is pleased to bring to market 800 S Stockton Ave, Ripon, CA 95366, a ±33,057 SF Class A warehouse and office facility on a ±2.37 AC lot with easy access to Hwy 99 in the heart of Ripon. The property consists of a two-story main building (Building 1, ±28,257 SF) with large private office and warehouse space, multiple leased office suites, and a separate ±4,800 SF warehouse building (Building 2)

Building 1 offers ±16,954 SF of warehouse space with 26.5' ceilings, three 14' x 14' grade-level roll-up doors, two dock-high doors, and 3-phase power, plus ±4,892 SF of office space, all available for an owner-user. The remaining ±6,411 SF is tenant occupied, with 7 fully leased units generating \$9,084.04 in monthly rent. Please see the rent roll page for full detail. Building 2 is a separate warehouse fully occupied by one tenant providing an additional \$4,810.50, for a property total of \$13,894.54 per month.

Office interiors are modern and well equipped, featuring private offices, an open lounge and collaboration space, conference rooms, kitchens and break areas, and private bathrooms. The warehouse areas feature pallet racking and dock-high loading, providing additional utility for a variety of businesses.

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Property Facts

YEAR BUILT
2006

BUILDING 1
28,257 SF

BUILDING 2
4,800 SF

FIRE
SPRINKLERS

ZONING
M-2 (Heavy Industrial)

APN
259-360-29

LOT SIZE
2.37 AC

3 PHASE
POWER

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Rent Roll



SUITE	TENANT	SIZE (SF)	CAM FEE*	MONTHLY RENT	TERMS
1	Freedom Fire Protection	870	\$174.00	\$1,140.57	Month-to-Month
2	Freedom Fire Protection	630	\$126.00	\$825.53	Month-to-Month
3	Ultimate Logistics	415	\$83.00	\$543.98	Month-to-Month
4	4 Diamond Construction	715	\$143.00	\$871.51	Month-to-Month
5	Issac Lewis & Associates Insurance	440	\$88.00	\$532.40	Month-to-Month
6	ROC Mortgage Corp.	615	\$123.00	\$1,047.30	Month-to-Month
7	World Food Products Inc.	2,725	\$517.75	\$4,122.75	Thru 4/30/2028**
B	Proline Window Coverings, LLC	4,800	\$720.00	\$4,810.50	Month-to-Month
TOTAL — 8 TENANTS		11,210		\$13,894.54/MO	\$166,734.48/YR

*CAM fees shown are included in the monthly rent (gross lease structure).

**World Food Products Inc.: 3-year lease (5/1/2025 - 4/30/2028), 3% annual increases, three 2-year renewal options.

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Location

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SUBJECT PROPERTY



Broader Location

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Aerial Photos



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