

# INDUSTRIAL FOR LEASE

## EL PINAL INDUSTRIAL PARK

2626 WEST LANE | STOCKTON | CA



### LISTING DATA:

TOTAL BUILDING SIZE:	17,400± SF
AVAILABLE SF:	9,000± SF
DIVISIBLE TO:	1,800± SF
LOT SIZE:	1.06± Acres
GRADE LEVEL DOORS:	FIVE (5) 12' X 12' (ONE (1) Per Suite)
CLEAR HEIGHT:	14' ±
POWER:	100 amp, 110/208 volt, 3 phase per suite (to be verified)
ZONING:	IG (General Industrial – City of Stockton)

### ECONOMIC DATA:

LEASE RATE: \$1.00 PSF/GROSS

### FEATURES:

- CENTRALLY LOCATED IN THE EL PINAL INDUSTRIAL PARK
- High profile Business Park setting
- Concrete tilt-up construction
- Distributed power throughout
- Fire sprinklers
- Fluorescent Lighting
- Located at West Lane and El Pinal Drive
- Offering flexible suite sizes from 1,800± sf to 9,000± sf

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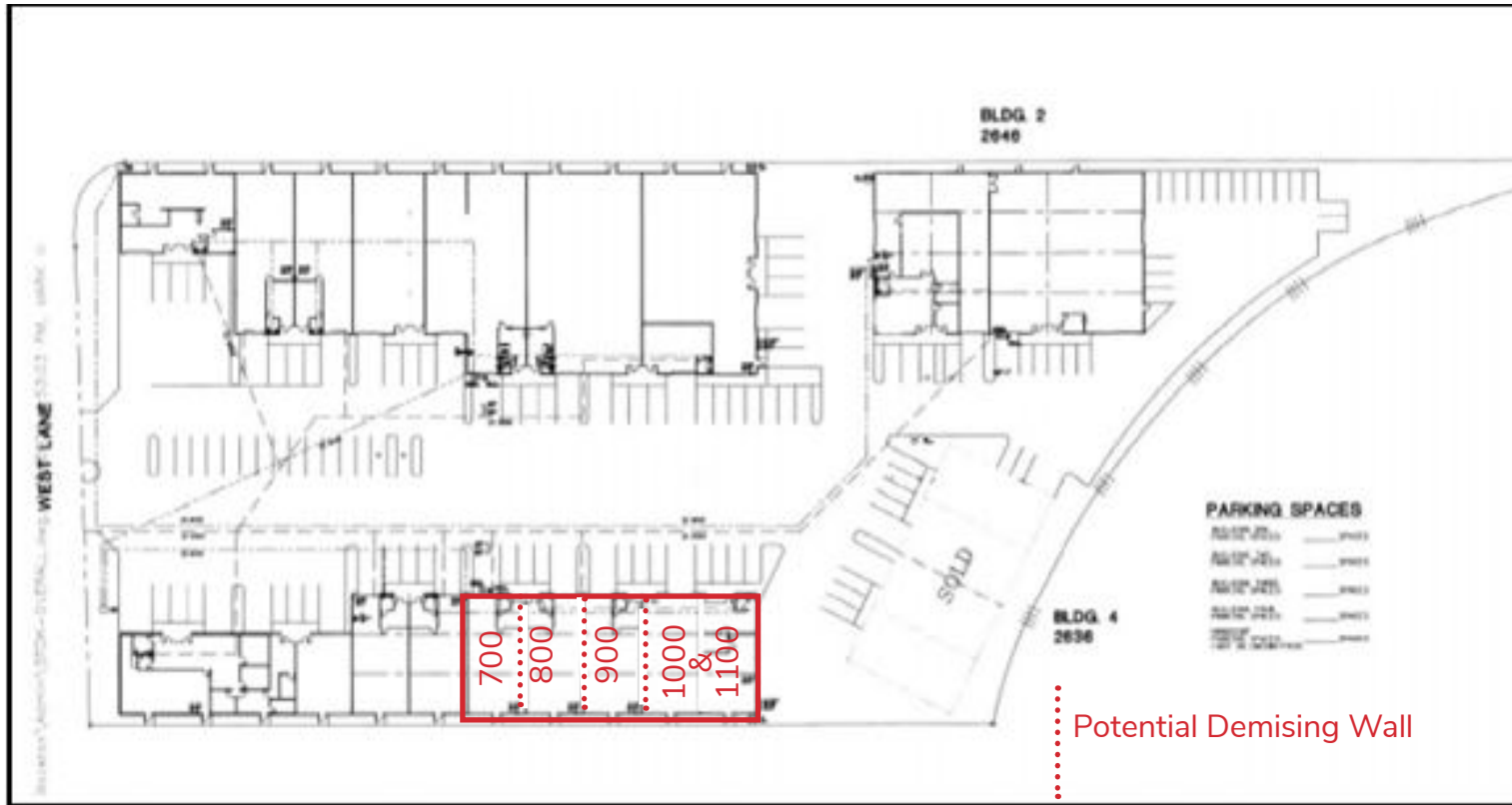
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**FLOOR PLAN**



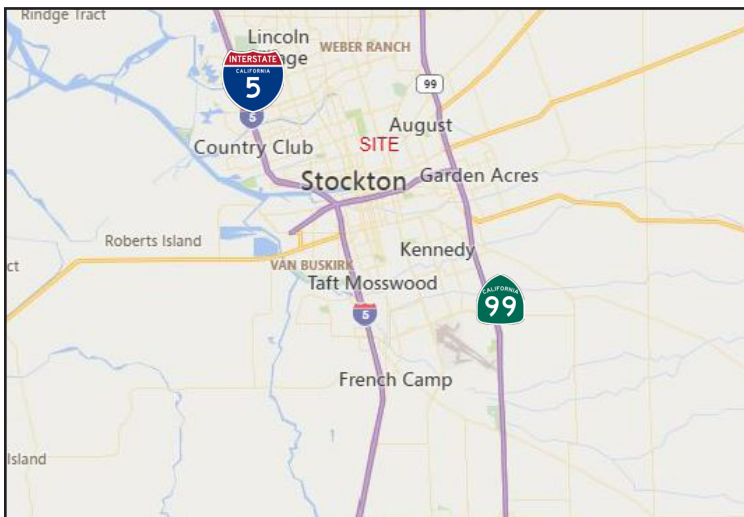
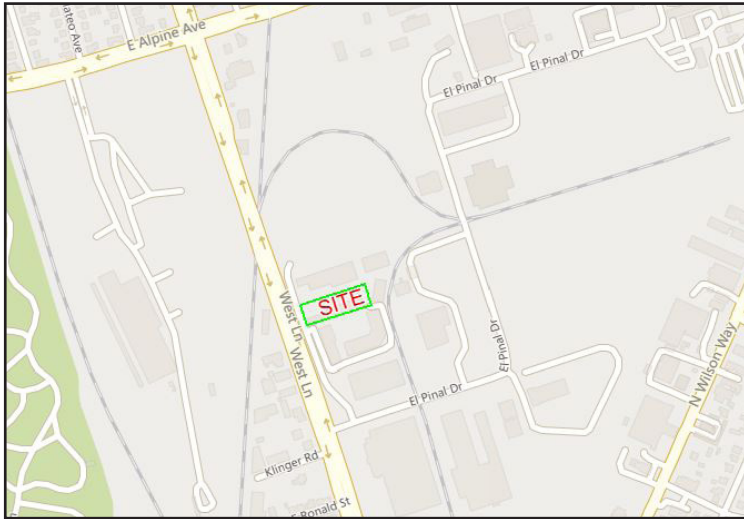
2626 West Lane	SUITE 700	SUITE 800	SUITE 900	SUITE 1000 & SUITE 1100
OFFICE	300± SF	0± SF	0± SF	800± SF
WAREHOUSE	1,500± SF	1,800± SF	1,800± SF	2,800± SF
TOTAL SF	1,800± SF	1,800± SF	1,800± SF	3,600± SF

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