

For Sale or Lease

FOR SALE/LEASE ±24,000 SF ON ±.88 ACRES  
WES WIDMER, SIOR 209 598 0331  
ALEX HOECK, SIOR 209 851 1191  
Colliers

±24,000 SF Warehouse on ±0.88 Acres

741 S. Airport Way

Stockton, CA 95205

\*Seller financing available with terms to be negotiated\*

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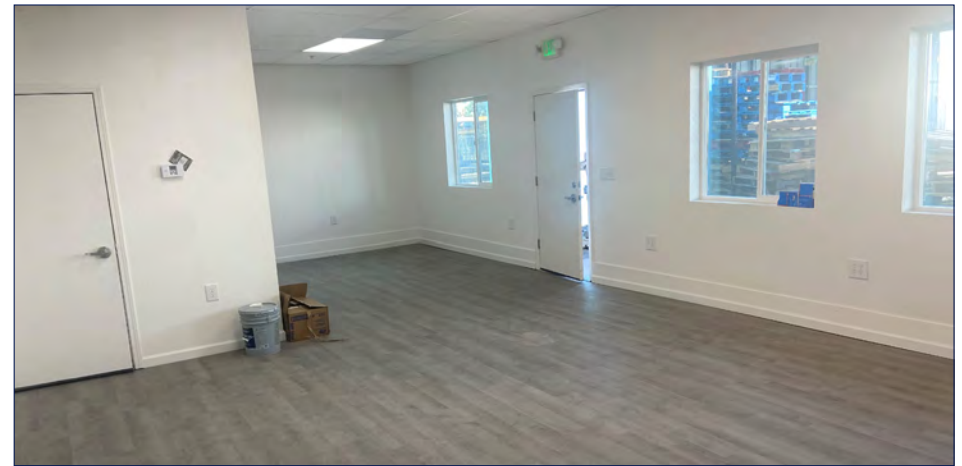
## Property Specifications

# 741 S. Airport Way

Stockton, CA 95205

### SITE & BUILDING FEATURES

<b>Building Size:</b>	±24,000 Sq. Ft.
<b>Acres:</b>	±0.88 acres
<b>Office:</b>	±3,500 Sq. Ft. including 2,700 Sq. Ft. of two (2) story office
<b>Dock Loading:</b>	Two (2) dock positions
<b>Grade Level Doors:</b>	Two (2) (12' x 14')
<b>Yard:</b>	Fenced and paved; includes a 1,260 Sq. Ft. covered overhang. Access to yard via Pilgrim Street
<b>Clear Height:</b>	±18'
<b>Indicated Power:</b>	300 amps, 240V, 3-phase (ability to upgrade to 400 amps)
<b>Sprinklers:</b>	Yes
<b>Construction Type:</b>	Concrete tilt-up
<b>Zoning:</b>	I-L, Limited Industrial (City of Stockton)
<b>Sale Price:</b>	<del>\$2,200,000 (\$91.67 PSF)</del> \$1,850,000 (\$77.08 PSF)
<b>Lease Rate:</b>	\$0.45 psf, NNN



Location Aerial

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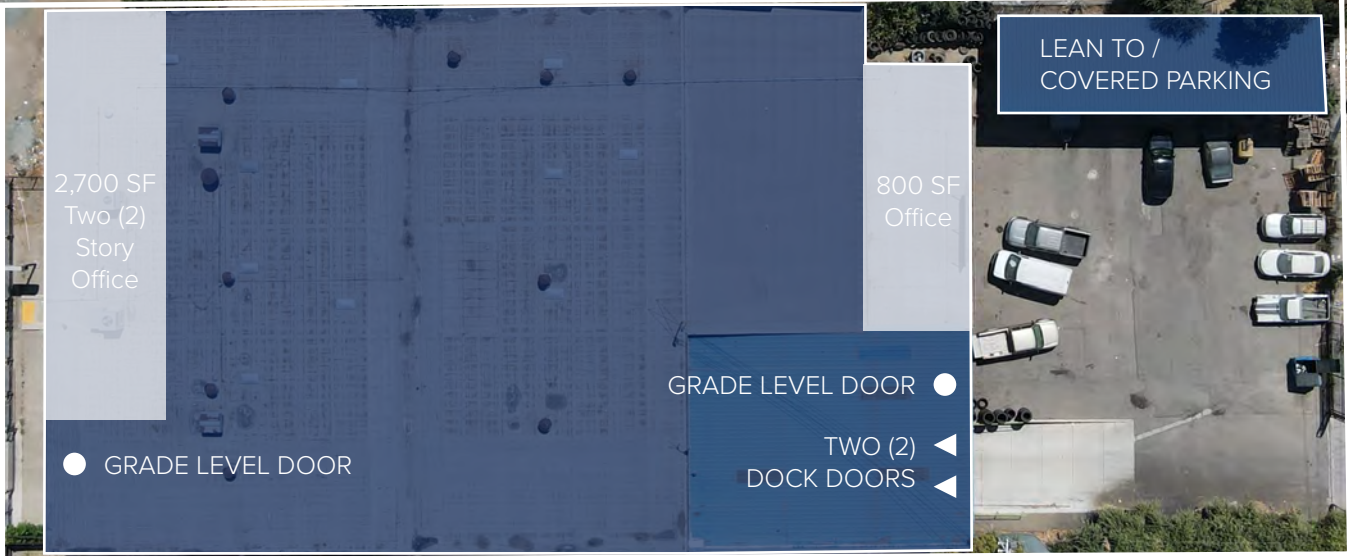
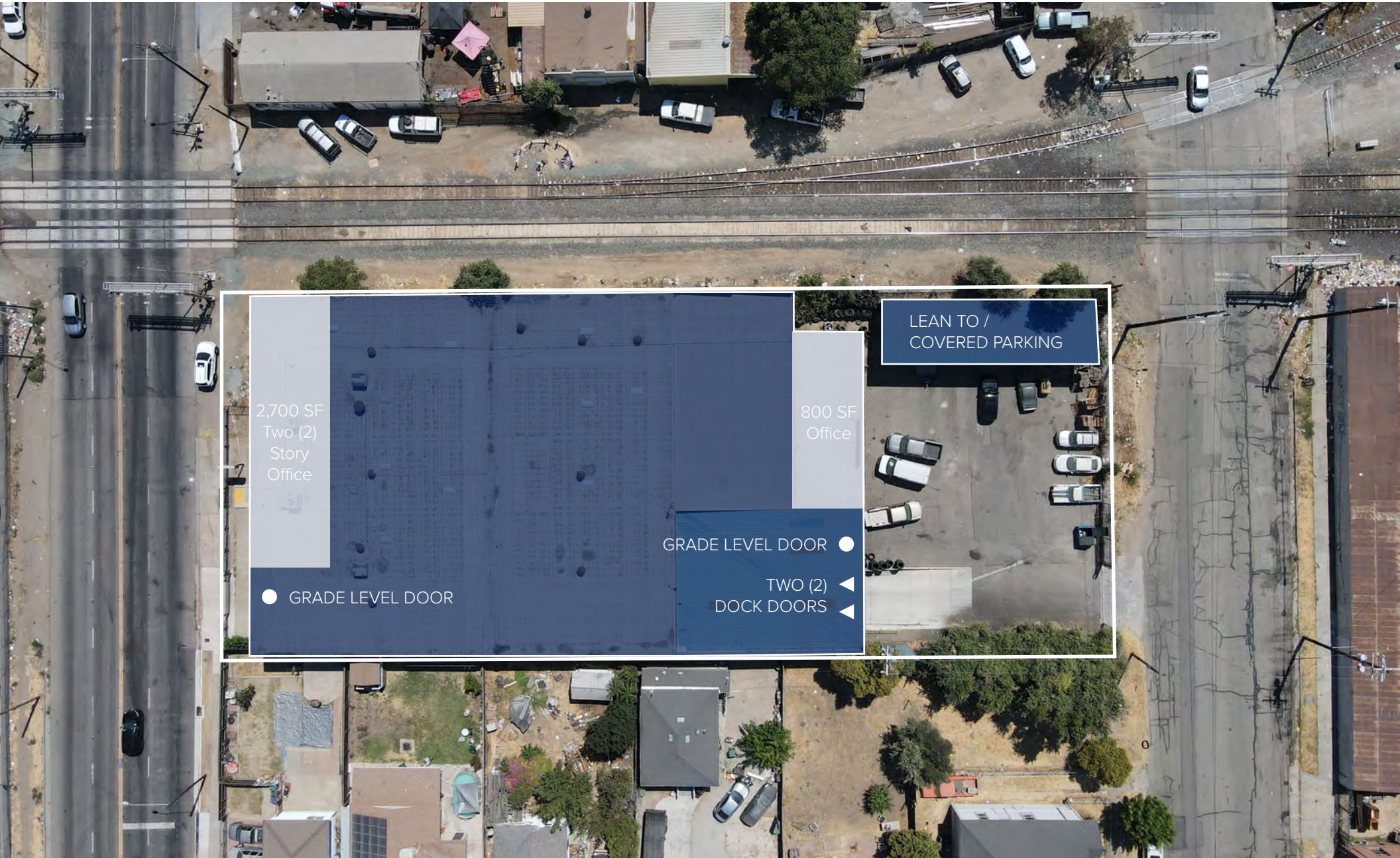


Building Loading Layout



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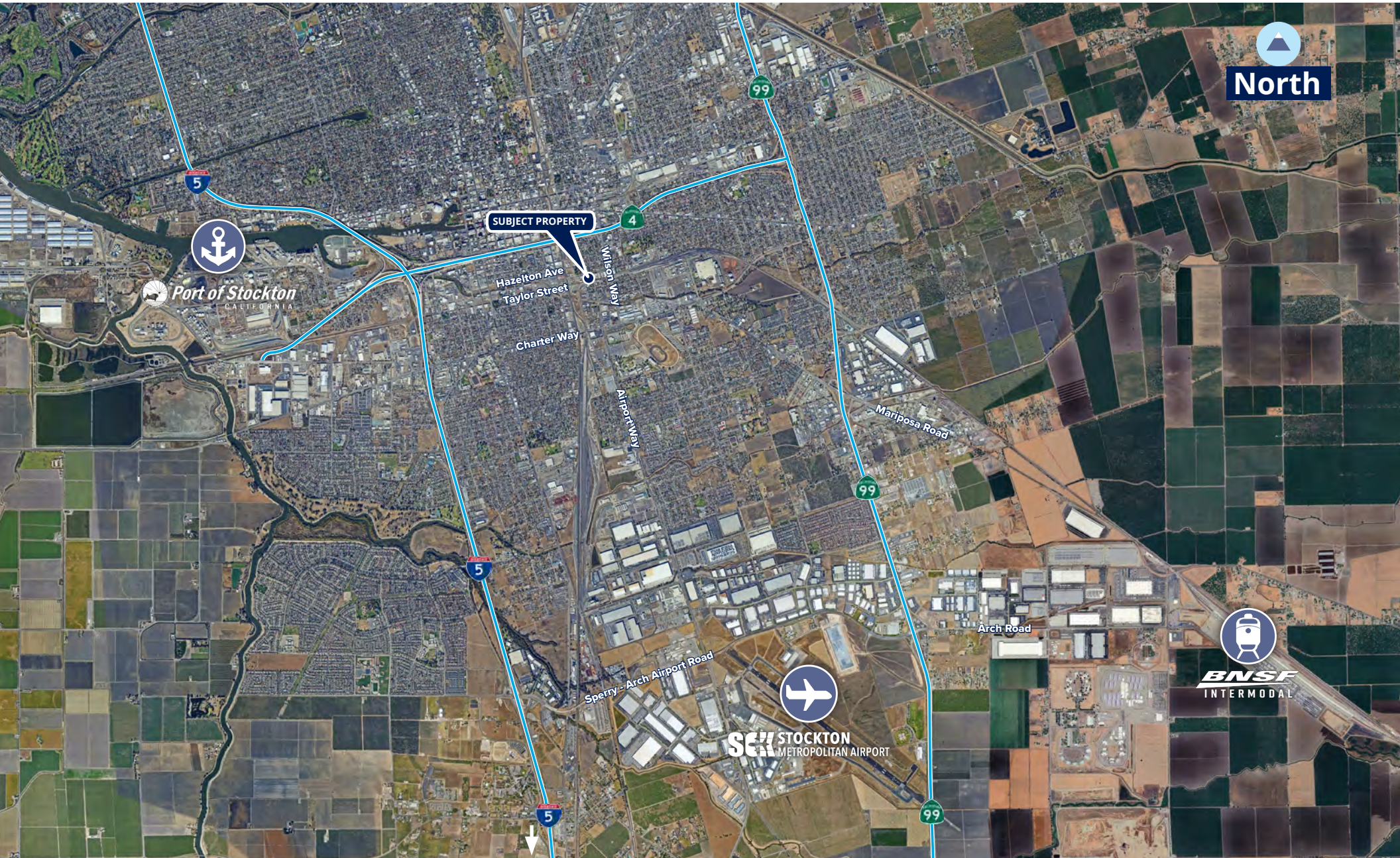


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