

INDUSTRIAL FOR LEASE

EL PINAL INDUSTRIAL PARK

2626 WEST LANE | STOCKTON | CA



LISTING DATA:

TOTAL BUILDING SIZE:	17,400± SF
AVAILABLE SF:	3,600± SF
DIVISIBLE TO:	1,800± SF
LOT SIZE:	1.06± Acres
GRADE LEVEL DOORS:	TWO (2) 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 3,600± sf

CONTACT: Darren McFadden
BRE #01276439
dmcfadden@lee-associates.com
D 209.983.6821
C 209.598.1180

Mason Chambliss
BRE #02237204
mchambliss@lee-associates.com
D 209.983.6831
C 925.336.9660

INDUSTRIAL FOR LEASE

EL PINAL INDUSTRIAL PARK

2626 WEST LANE | STOCKTON | CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

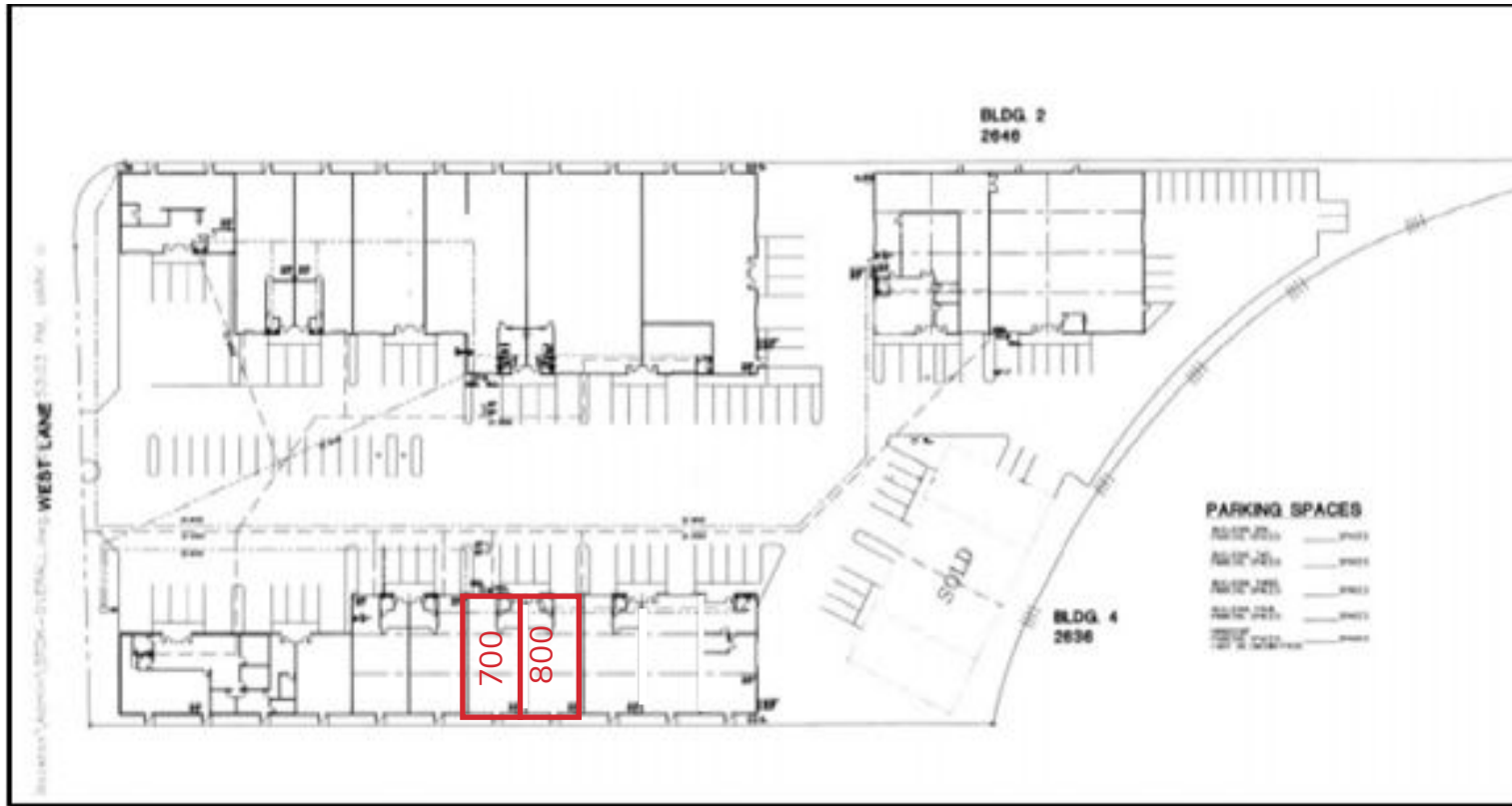


INDUSTRIAL FOR LEASE

EL PINAL INDUSTRIAL PARK

2626 WEST LANE | STOCKTON | CA

FLOOR PLAN



2626 West Lane	SUITE 700	SUITE 800
OFFICE	300± SF	0± SF
WAREHOUSE	1,500± SF	1,800± SF
TOTAL SF	1,800± SF	1,800± SF

Darren McFadden
BRE #01276439
dmcfadden@lee-associates.com
D 209.983.6821
C 209.598.1180

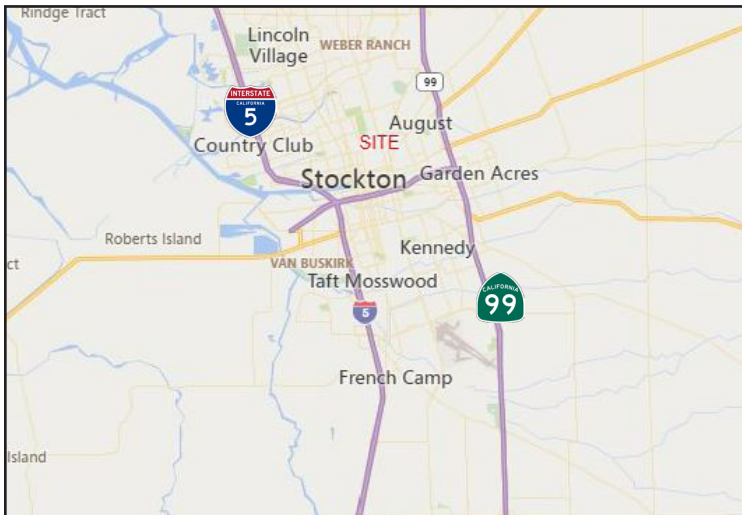
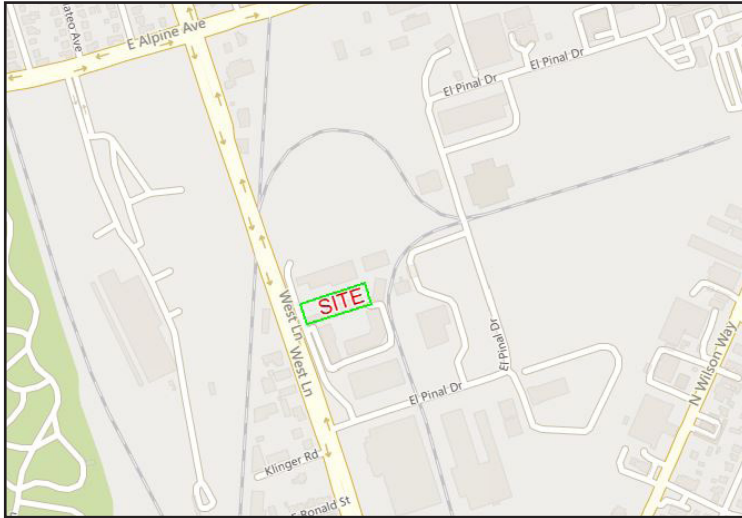
Mason Chambliss
BRE #02237204
mchambliss@lee-associates.com
D 209.983.6831
C 925.336.9660

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL FOR LEASE

EL PINAL INDUSTRIAL PARK

2626 WEST LANE | STOCKTON | CA



Darren McFadden
BRE #01276439
dmcfadden@lee-associates.com
D 209.983.6821
C 209.598.1180

Mason Chambliss
BRE #02237204
mchambliss@lee-associates.com
D 209.983.6831
C 925.336.9660