

# TRIANGLE INDUSTRIAL PARK - DISTRIBUTION/ MANUFACTURING FACILITY

22,512± SF ON 0.91± ACRES - FOR LEASE

2301 STAGECOACH ROAD, STOCKTON, CA



**BUILDING SIZE:** 22,512± Square Feet  
**OFFICE:** 1,552± Square Feet  
**LOADING:** Two (2) covered loading positions  
with levelers and two (2) grade level/drive in doors  
**ZONING:** I-G  
(General Industrial - City of Stockton)  
**CLEAR HEIGHT:** 18'±  
**LEASE RATE:** \$.75 psf / NNN

**AVAILABLE - SEPTEMBER 1, 2025**

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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.

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## FEATURES:

- 22,512± square foot concrete tilt-up building
- Situated on 0.91± acres of land
- Dock and ground level loading access
- Fully sprinklered
- Paved yard/loading area
- Existing office improvements
- Offices at North and South ends of building
- Two 200 amp, 120/208 volt, 3 phase services
- Excellent access to Hwy 99 North and South via two (2) STAA approved interchanges - Mariposa Road and Golden Gate Ave.

## NEIGHBORS INCLUDE:

WW Grainger, Nakashima Golf, Penske, Dart Containers and International Truck Center

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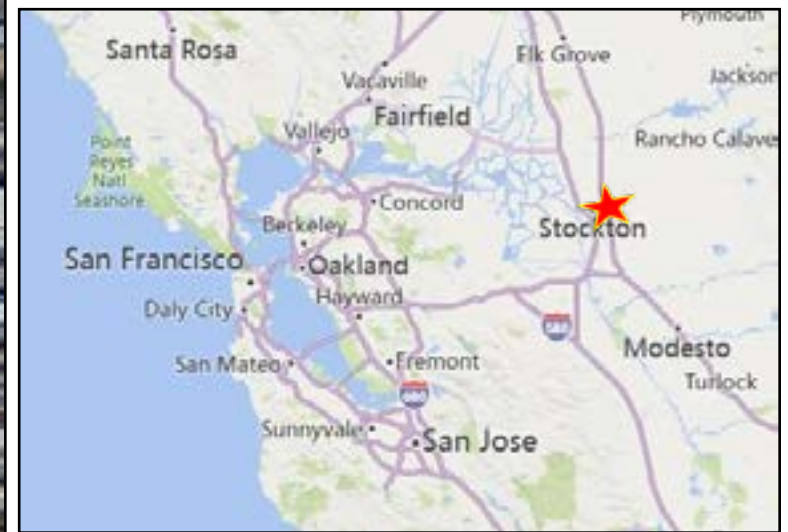
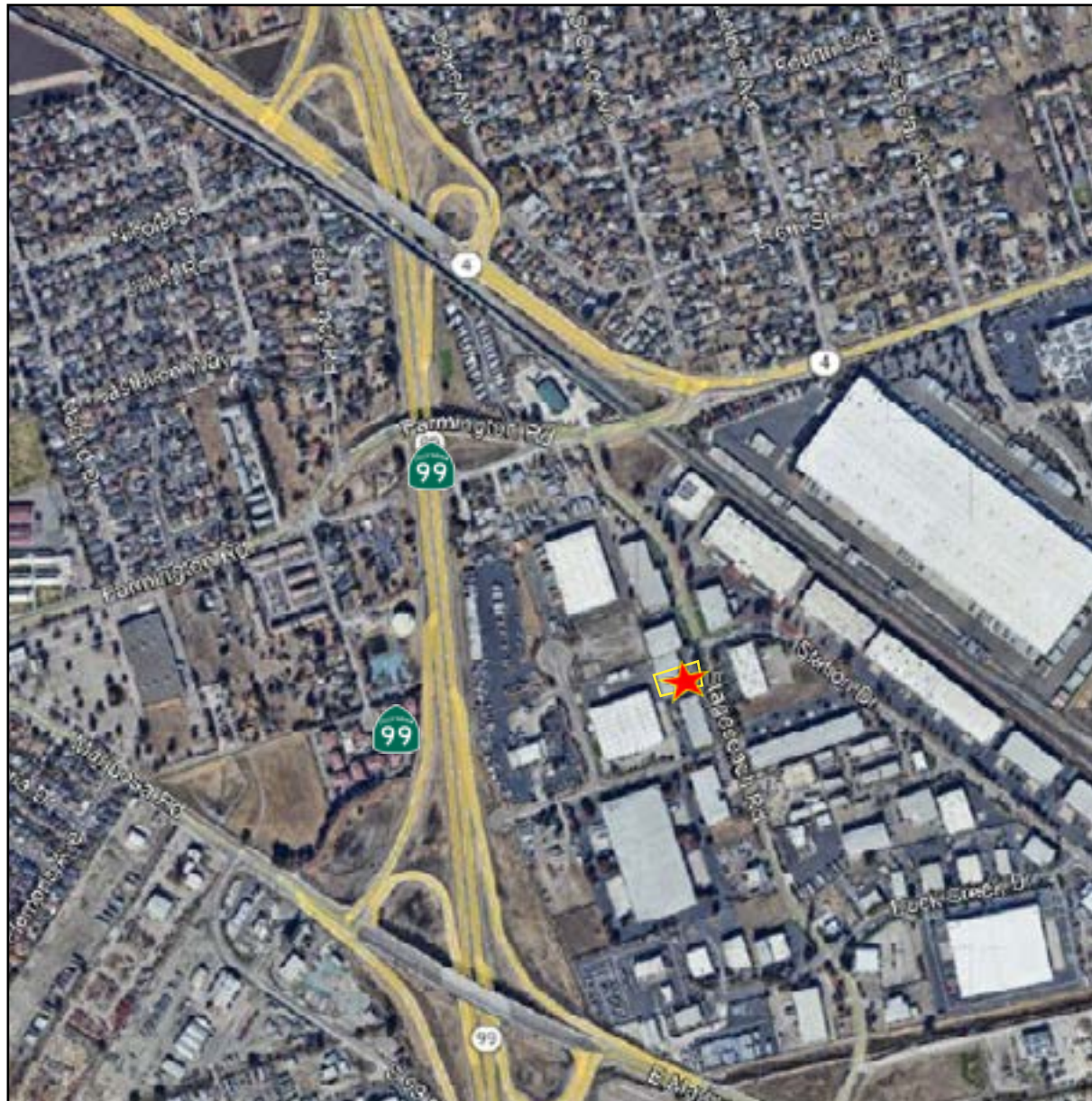
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## MAPS



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