

FOR SALE OR LEASE

LEASE RATE: \$1.35 PSF MG PM
SALE PRICE: \$410,000.00

7746 LORRAINE AVE., STE. 209A & 214

STOCKTON, CA

±2,252 SF | ZONED: IG (CITY OF STOCKTON | BUILT OUT AS OFFICE



PROPERTY FEATURES:

- Unit Size: ±2,252 SF (Two Units Combined)
- Zoned IG (City of Stockton)
- APN: 094-260-100 & 094-2360-160
- Gated Entry
- Four (4) Offices
- Open Reception / Bull-pen area
- Two Restroom, ADA accesible within Suite
- Break Area with Sink
- Large Storage room
- Luxury Vinyl Plank Flooring throughout
- Windows throughout offices
- Onsite parking available
- Grade Level Door potential (Tucked in dropped ceiling)
- Located on the corner of Lorraine & Hammer

Contact listing agents to tour.

FOR MORE INFORMATION
CONTACT:

PARTNERS
COMMERCIAL

Suzanne Grande
209.644.7220
Lic. 01080467
Suzanne@partnersreinc.com

Lorie Liddicoat
209.915.9913
Lic. 01952818
Lorie@PartnerscommercialRE.com

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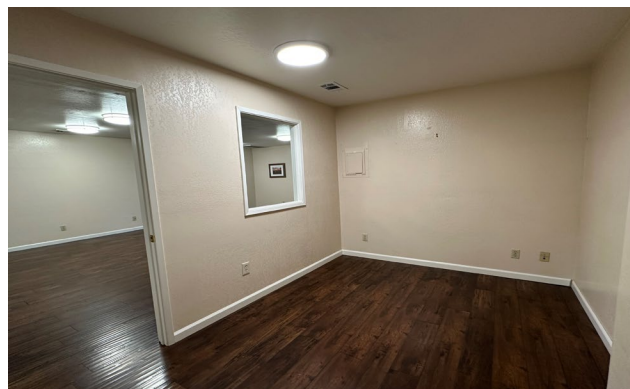
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