

INDUSTRIAL WAREHOUSE AVAILABLE FOR LEASE

4203 CORONADO AVENUE, STOCKTON, CA

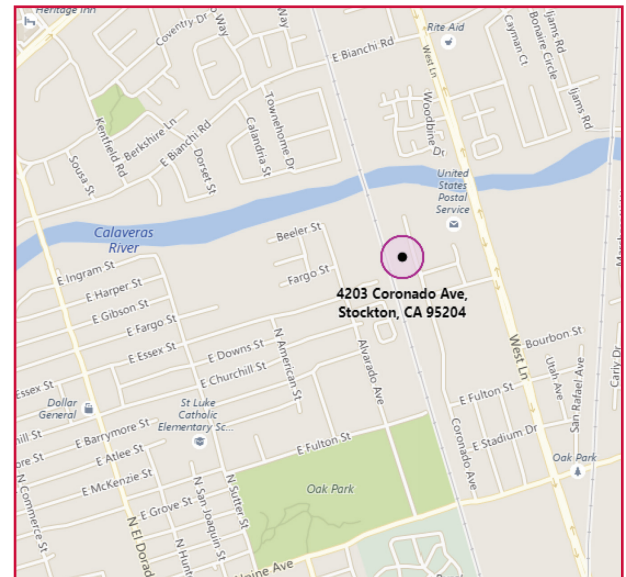


LISTING DATA

TOTAL BLDG SF: 13,080± SF
AVAILABLE SF: 5,160± SF
DIVISIBLE TO: 2,400± SF
MAX CONTIGUOUS: 5,160± SF

COMMENTS

- Suite 1: 2,400± SF (available now)
 - 700± SF office
 - Two (2) restrooms
 - Server/storage room
 - 100% conditioned office and warehouse
 - Grade Level Doors: Two (2) 10' x 10'
- Suite 2: 2,760± SF (available on 30 day notice)
 - 700± SF office
 - One (1) restroom, private office, reception area
 - Grade Level Doors: One (1) 14' x 14', (1) 10' x 14'
- 14'± - 16'± minimum clear height
- Small paved/fenced yard area per suite
- Zoning: I-L (Limited Industrial – City of Stockton)
- Indicated Power: 70 amp, 120/208 volt, 3 phase - per suite



ECONOMIC DATA

LEASE RATE: Unit 1: \$0.97 + NET
Unit 2: \$0.92 + NET

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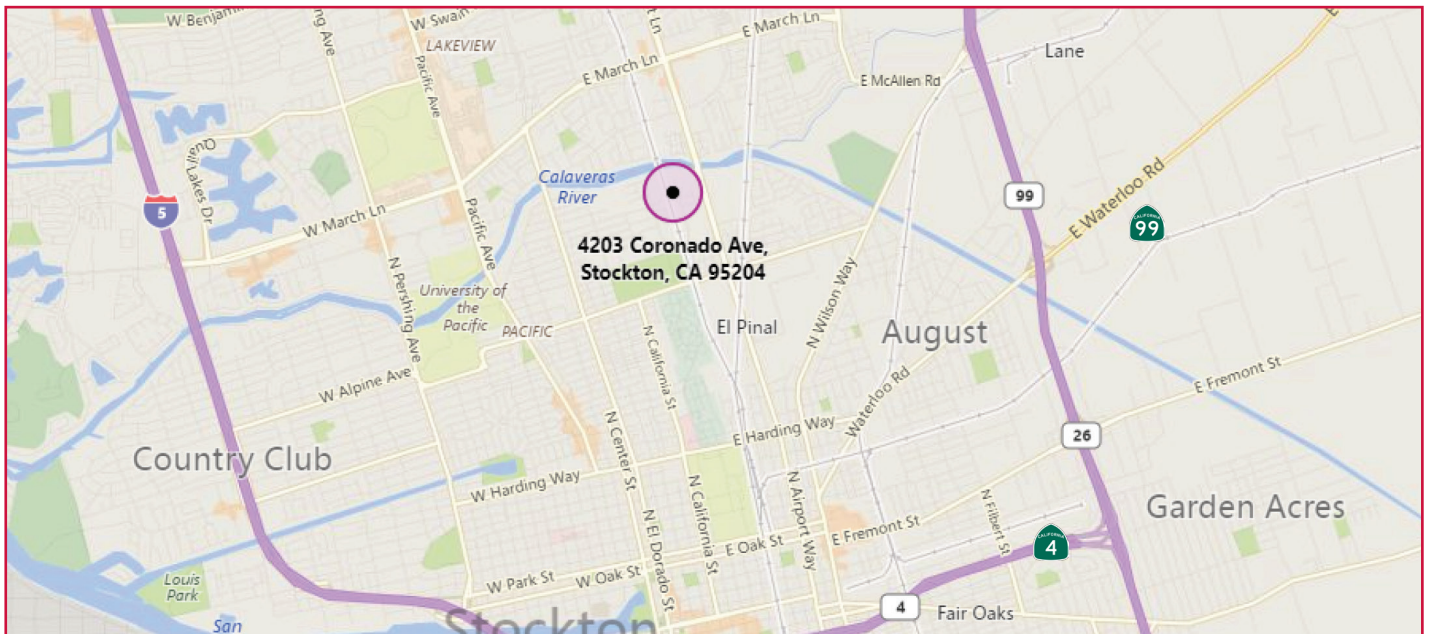
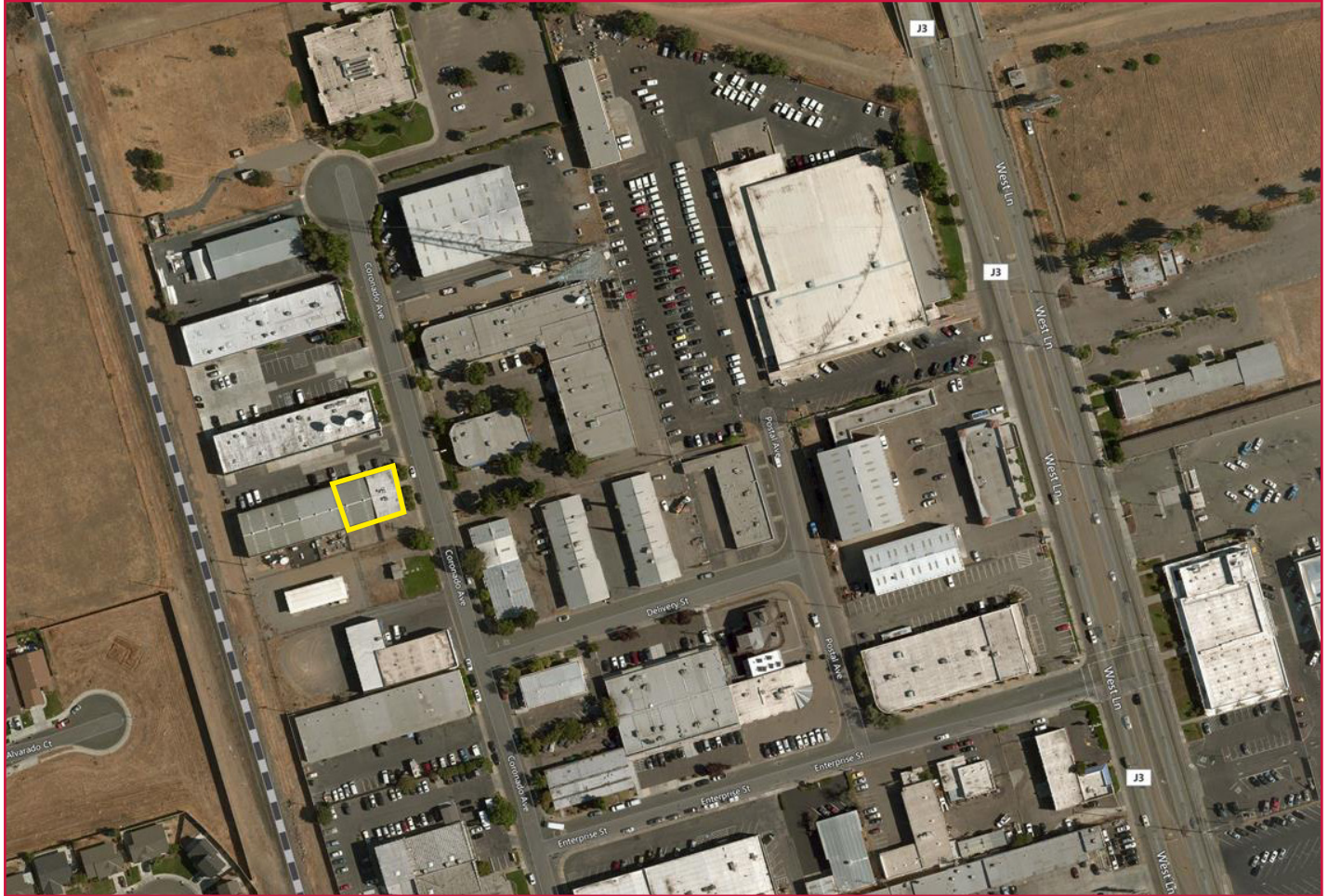
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