

INDUSTRIAL WAREHOUSE W/ YARD AVAILABLE FOR LEASE

4203 CORONADO AVENUE, SUITE 1, STOCKTON, CA

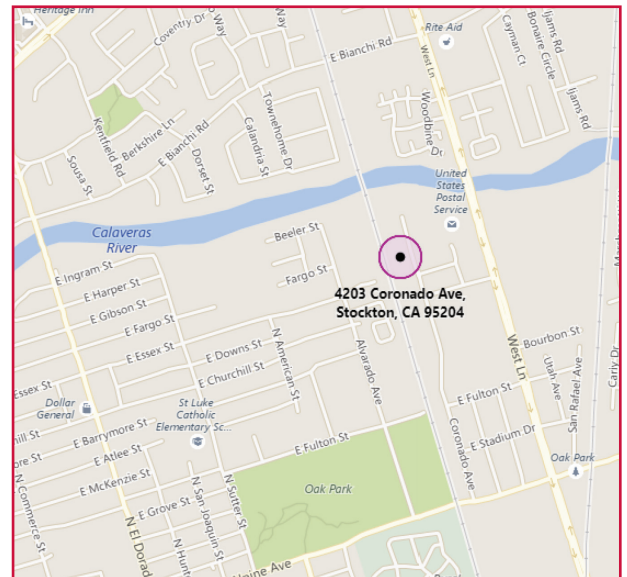


LISTING DATA

TOTAL BLDG SF: 13,080± SF
AVAILABLE SF: 2,400± SF
AVAILABLE YARD SF: 1,450± SF (29' X 50')

COMMENTS

- Suite 1: 2,400± SF
 - 700± SF office
 - Two (2) restrooms
 - Server/storage room
 - 100% conditioned office and warehouse
 - Grade Level Doors: Two (2) 10' x 10'
- 11'± - 12'± minimum clear height
- Small paved/fenced yard area
- Zoning: I-L (Limited Industrial – City of Stockton)
- Indicated Power: 100 amp, 120/240 volt, 3 phase



ECONOMIC DATA

LEASE RATE: \$0.97 + NET

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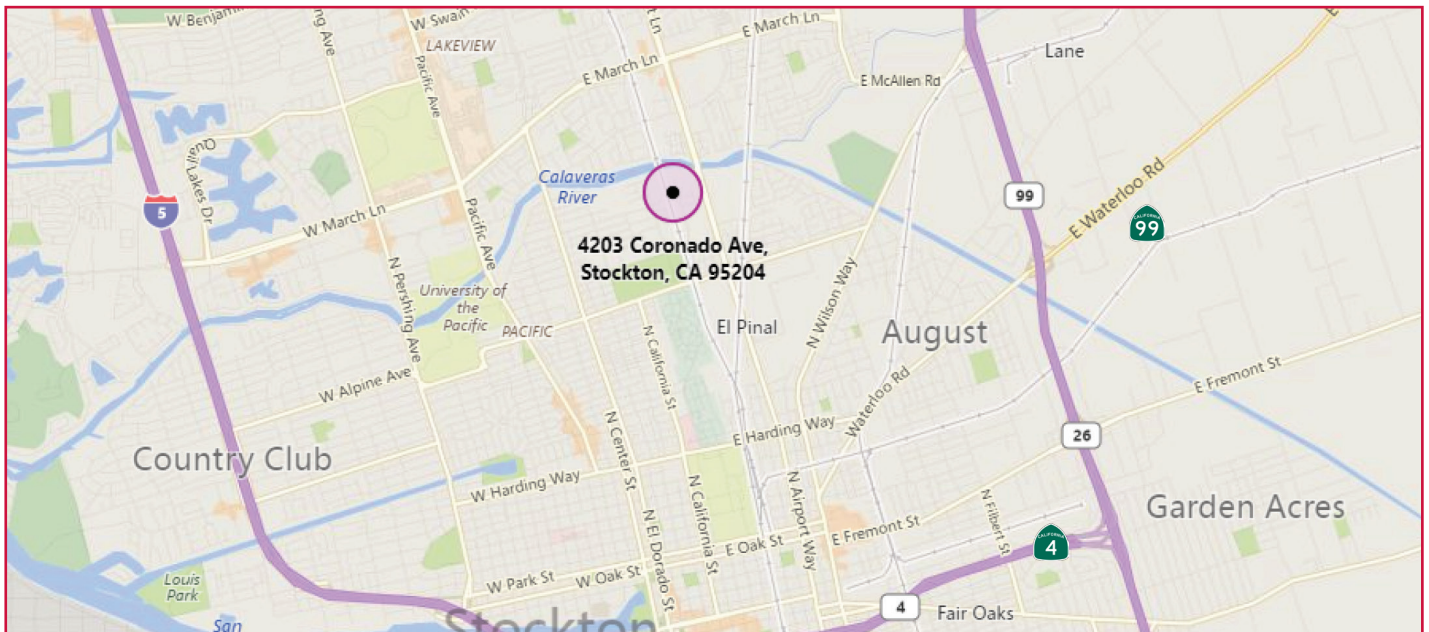
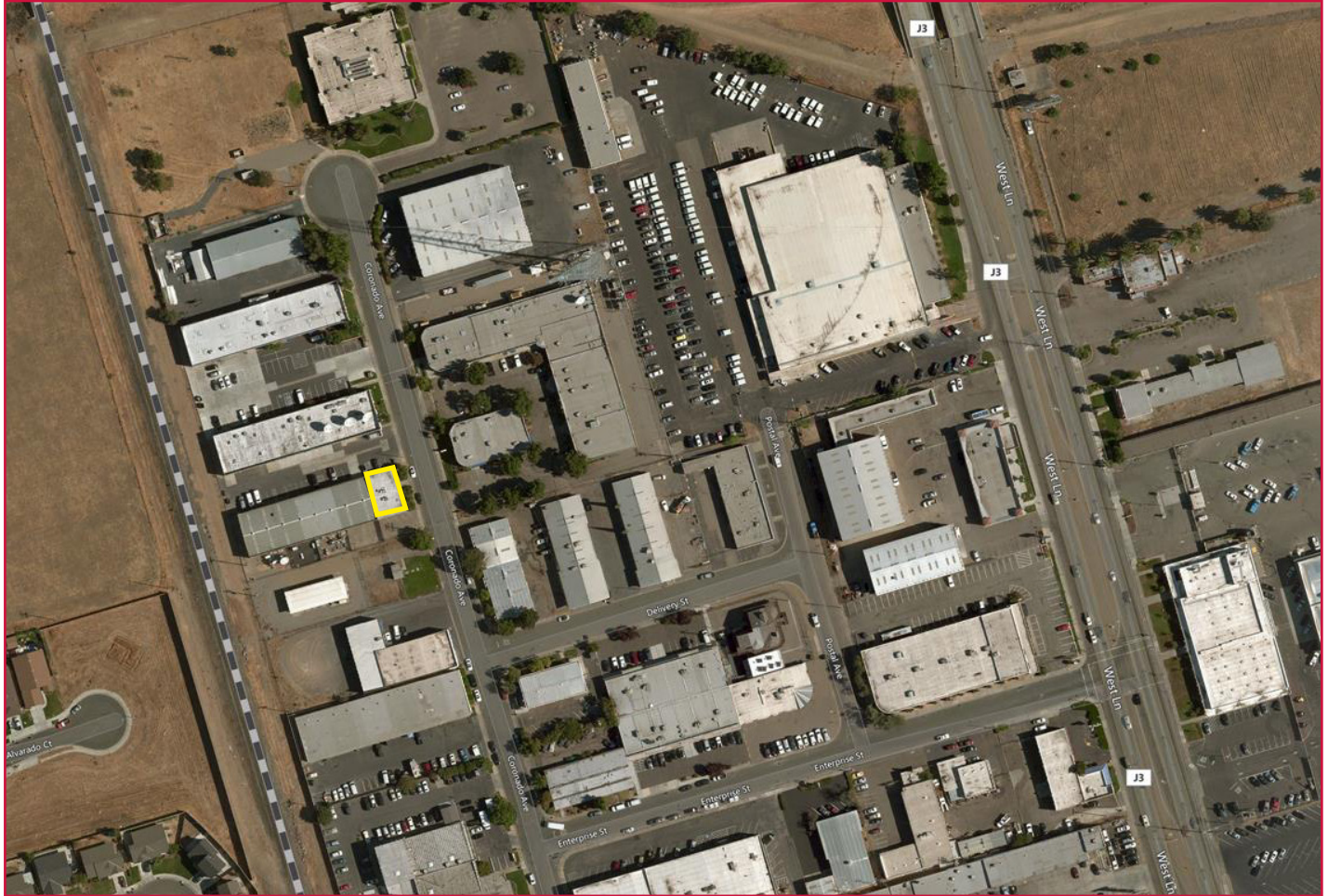
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