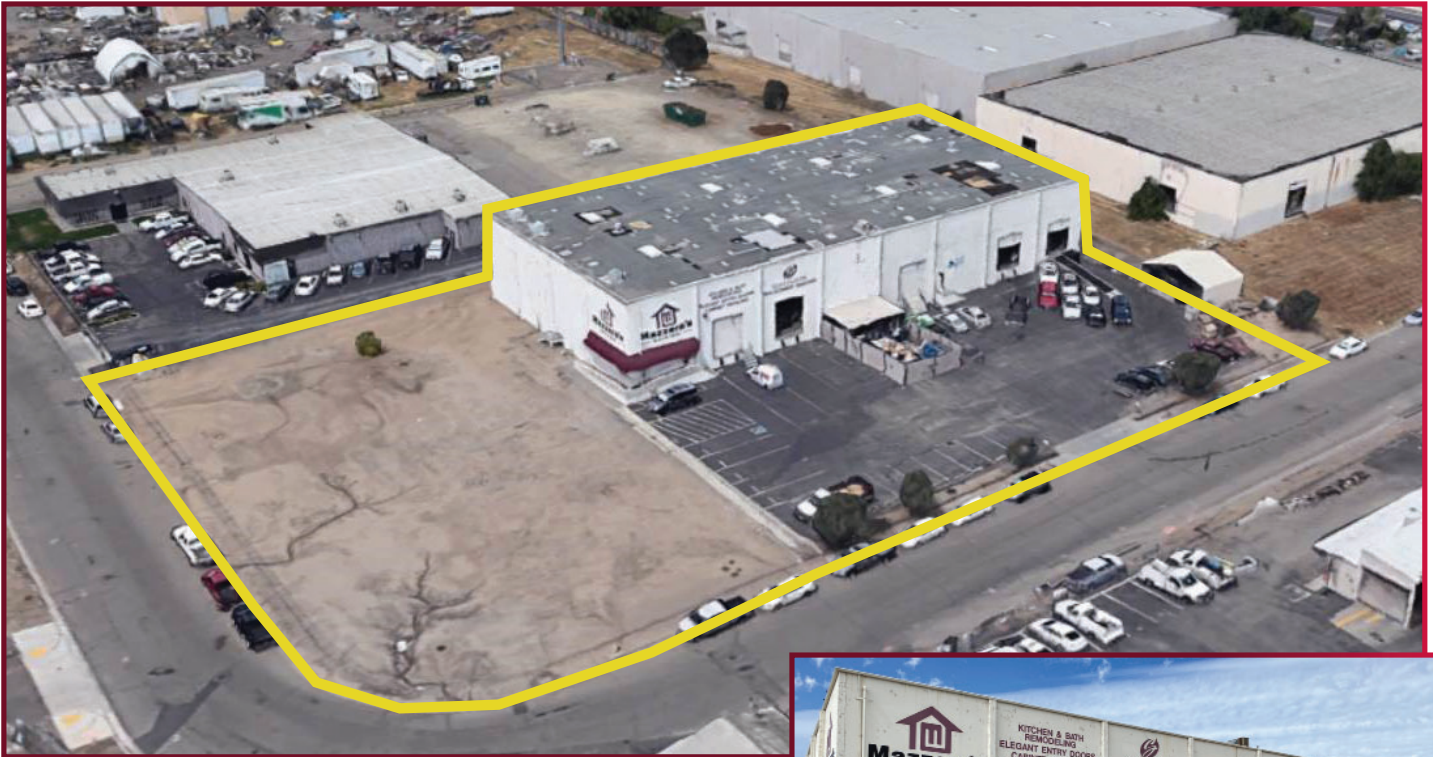


FOR LEASE OR SALE
20,000± SF ON 1.8± ACRES

1925 EL PINAL DRIVE, STOCKTON, CA



LISTING DATA

BLDG. SF: 20,000± square feet
LAND SIZE: 1.81± Acres
OFFICE SF: 4,352± square feet
CLEAR HEIGHT: 26'±
INDICATED POWER: 100 amp, 110/208 volt, single phase
600 amp, 110/208 volt, 3 phase
LOADING DOORS: Five (5) dock doors (1 with steel ramp)
ZONING: I-L (Limited Industrial - City of Stockton)

COMMENTS:

- Located in the El Pinal Industrial Park
- Currently demised into two (2) - 10,000± SF units
- Fenced/paved yard with additional .58± acres of fenced/gravel yard area
- Multiple private offices, showroom area, conference room, two (2) restrooms
- Concrete tilt-up construction
- Fire sprinklers
- Skylights throughout
- Compressor and air lines

ECONOMIC DATA

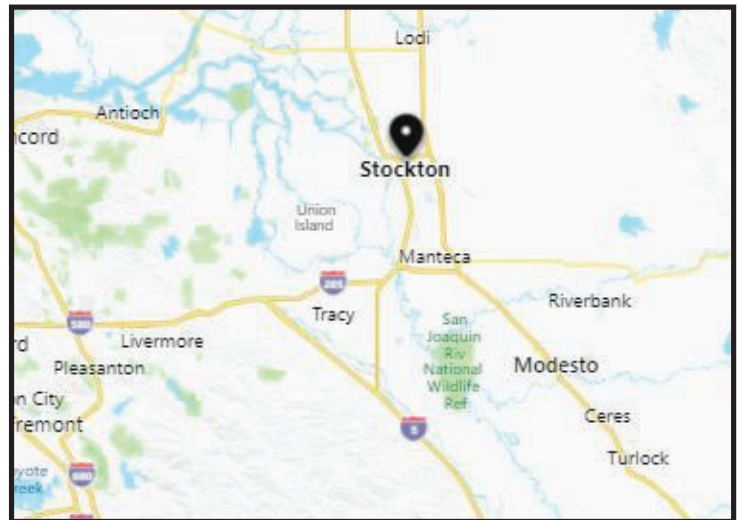
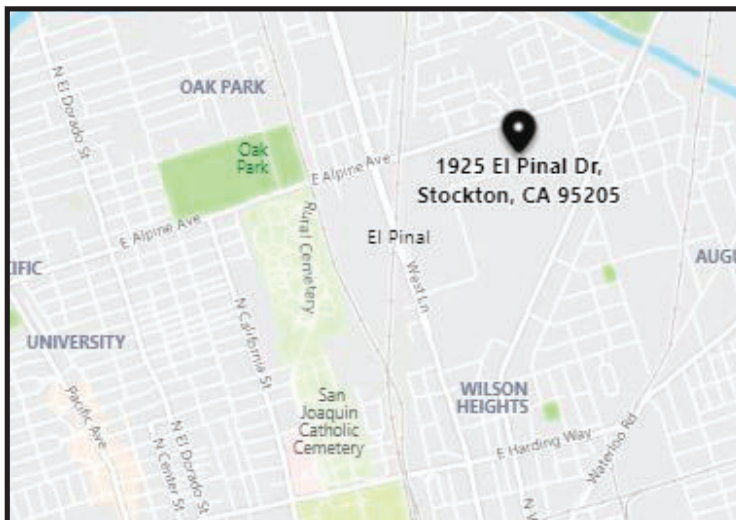
LEASE RATE: \$0.55 PSF/NNN
SALE PRICE: ~~\$2,500,000.00~~ \$2,390,000.00

CONTACT

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BRE # 01214270
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D 209.983.4088

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