

INDUSTRIAL FACILITY FOR SALE

1514 E. SCOTTS AVENUE, STOCKTON, CA



BUILDING SIZE:	20,550±SF
A: ORIGINAL PLANT AREA	14,418± SF
B: PLANT ADDITION:	4,500± SF
C: OFFICE AREA:	1,632± SF
LAND SIZE:	1.35± acres

Sales Price: ~~\$1,750,000~~ **\$1,250,000**

FEATURES:

- 12' - 18'± clear height
- 1,100± square foot covered awning area
- 4 Ground Level Roll-up Doors
- Swamp coolers, space heaters in shop area
- Heavy Power
- Fenced yard for outside storage or parking
- IG - General Industrial (City of Stockton)
- Located within Opportunity Zone
- 3 blocks south of Crosstown Freeway (Hwy 4) with access to I-5 and Hwy 99

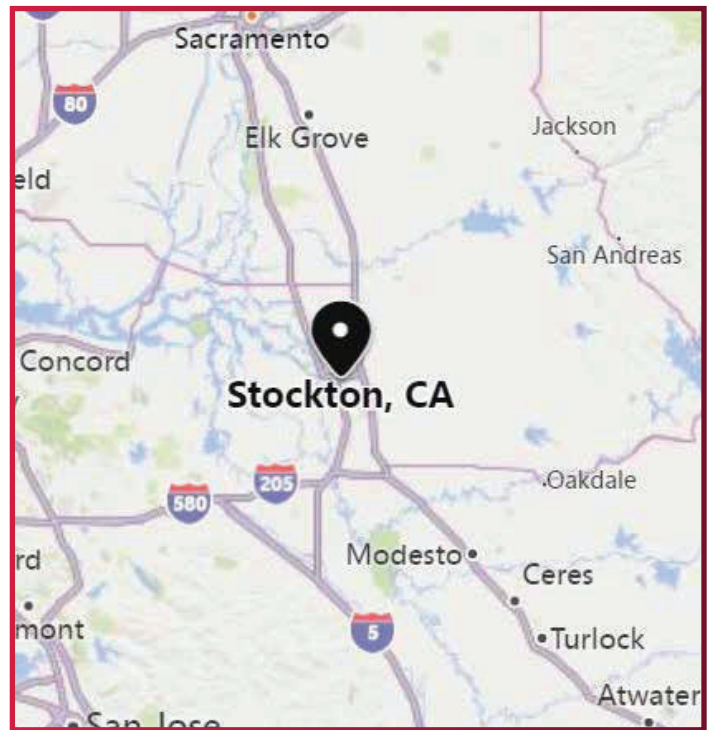
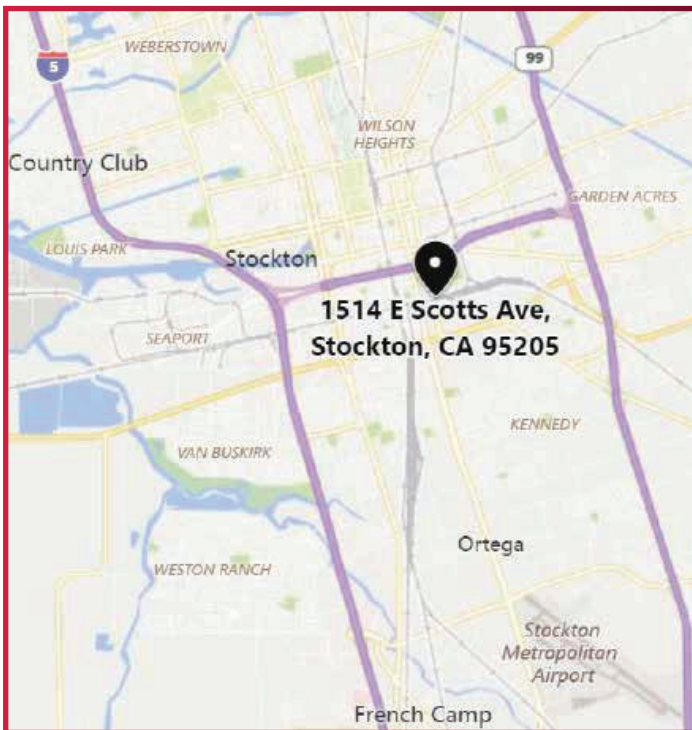
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