

FORMER CALL CENTER / TRAINING CENTER USER/INVESTOR - FOR SALE

1413 BOURBON STREET, STOCKTON, CA



LISTING DATA

TOTAL BLDG. SF: 22,050± square feet
LAND SIZE: 1.86± Acres (5 parcels)
INDICATED POWER: 1,200 amp, 120/208 volt, 3 phase
ZONING: I-L (Limited Industrial - City of Stockton)

COMMENTS:

- Former AT&T call center and training center
- Parking: 4.5 / 1,000 SF / 99 marked stalls
- 8 private offices, 8 classrooms / training rooms, multiple conference rooms, server room, multiple bullpen areas, multiple breakroom, storage rooms, restrooms
- Coded entry / keyed entry
- Masonry / Frame-Stucco Construction
- Secure/fenced parking with coded entry
- Located just off West Lane and Bourbon Street
- Excellent owner/investor opportunity
- Located within a designated Opportunity Zone
- DO NOT DISTURB TENANT / VIEW BY APPOINTMENT ONLY

ECONOMIC DATA

SALE PRICE: \$1,600,000.00

CONTACT

Darren McFadden

BRE # 01276439

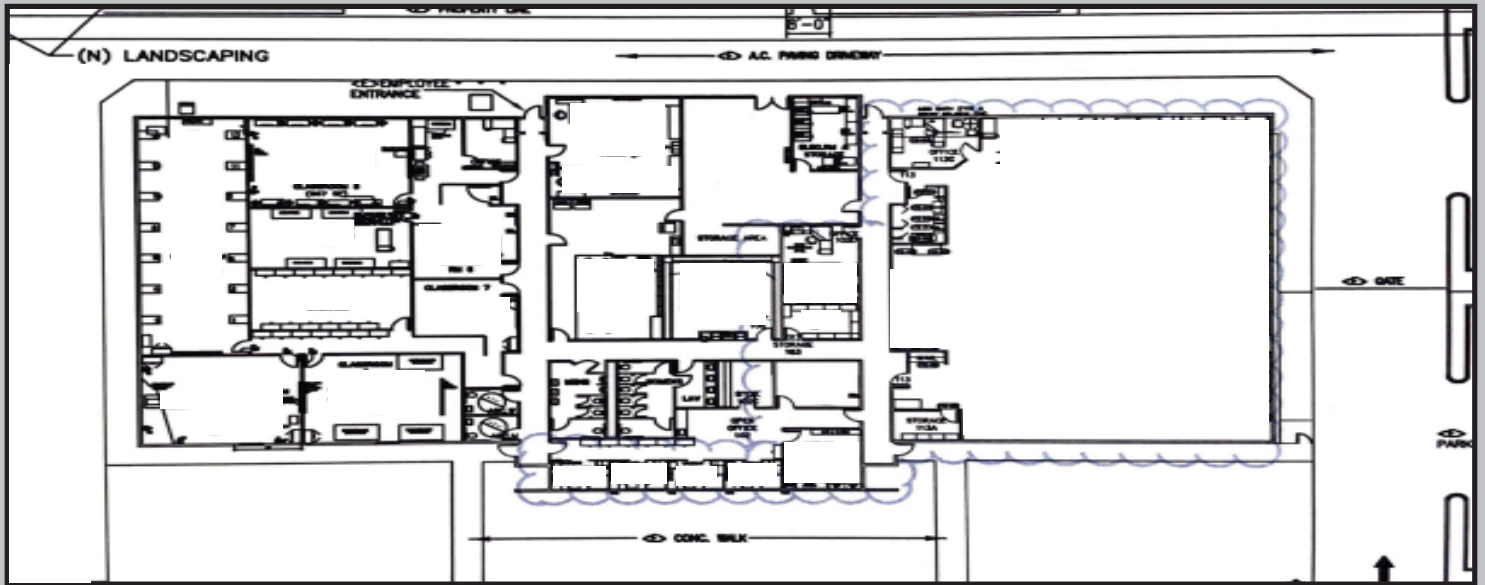
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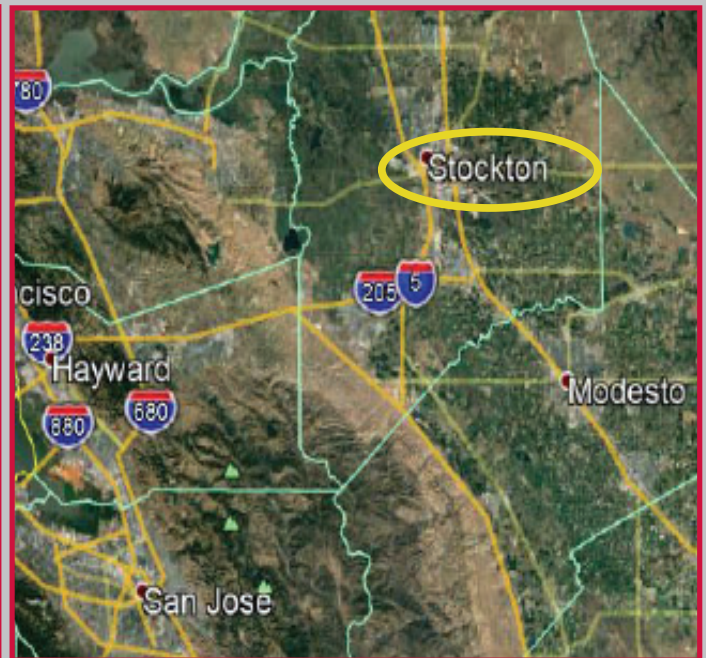
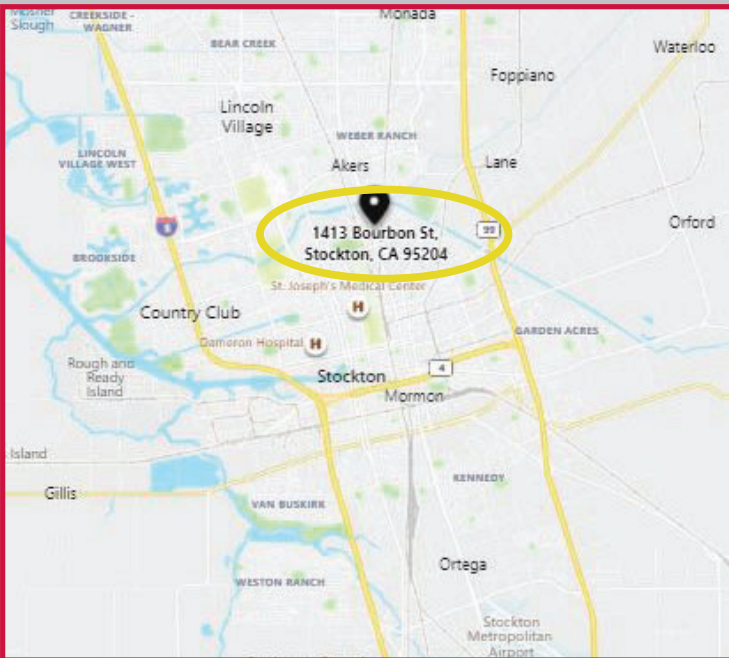
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