

# 6880 NAVONE ROAD

STOCKTON, CA

±36,168 SF AGRICULTURAL PROCESSING/COLD STORAGE FACILITY

**FOR SALE: \$3,950,000**  
**FOR LEASE: \$0.58 NNN PSF/Per Month**

EXCLUSIVELY LISTED BY:

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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)



## GENERAL SPECIFICATIONS

- 36,168 SF Agricultural Processing/Cold Storage Facility
- Steel Frame with Metal Siding Construction
- Insulated Buildings
- 6.99 Acres
- Zoning: AG-40
- Built 2009-2012
- 2,400 Amps, 277/480 Volt
- Motion Sensor Lighting
- Photovoltaic Power System
- Natural Gas Meter
- Excess Land for Storage or Expansion
- Concrete Exterior Surfaces
- ±1.65 Acre Cherry Orchard
- Septic & Well
- On-Site Storm Pond

## OLIVE MILL (A)

- 3,568 SF Building
- 858 SF Canopy
- 16' Clear Height
- Insulated Ceiling
- 2 - 12' x 12' Grade Doors
- Floor Drains
- Temperature Controlled
- Small Modular Office & Restroom

## PRODUCE PROCESSING BUILDING (B)

- 17,600 SF Building (80' x 220')
  - 4,800 SF @ 16' Clear Height
  - 12,800 SF @ 20' Clear Height
- 3,300 SF Office
- Employee Break room & Restrooms
- Floor Drains
- 4 - 12' x 12' Grade Doors
- 3,300 SF Mezzanine Storage

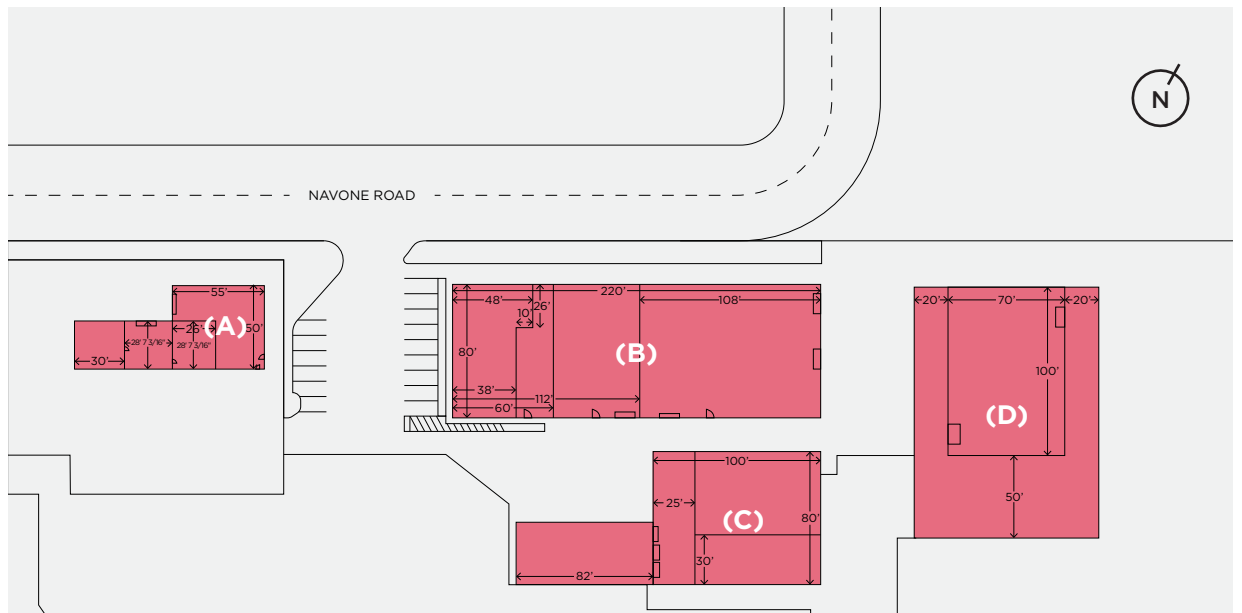
- Heavy Power Distribution
- Large Screened Outdoor Storage

## COLD STORAGE BUILDING (C)

- 8,000 SF Building (100' x 80')
  - 2,000 SF Dock Area
  - 3,750 SF Demised Section
  - 2,250 SF Demised Section
- 16' Clear Height
- Insulated Walls & Ceiling
- Minimum Temperature: 34°
- 3 - 9' x 10' Dock Doors
- 82' Concrete Dock apron

## GENERAL STORAGE BUILDING (D)

- 7,000 SF Building (70' x 100')
- 17' Clear Height
- Insulated Ceiling
- 9,500 SF Covered Canopy
- 3 - 12' x 12' Grade Level Doors



# AERIAL



# VICINITY



# REGIONAL





## CONTACT US

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