

For Sale

Excellent Shop/Contractors Yard

15,450± SF Building on 1.68± AC

1801 El Pinal Dr., Stockton, CA

BUILDING SPECS:

- 15,450± SF insulated, sprinklered & fully conditioned (heat and air) metal building
- Divided into two units
- Unit A= 5,450± SF (2,000± SF office/ 2,725± SF shop)
 - 1 GL door
 - Separately metered with 2 restrooms
- Unit B= 10,000± SF (3,800± SF office/ 6,200± SF shop)
 - 2 GL doors
 - 1 loading dock
 - Separately metered with 2 restrooms

POWER: 800 AMPS, 120/208, 3 phase

LAND SIZE: 1.68± Acres

ZONING: I-G (General Industrial – City of Stockton)

COMMENTS:

- Large yard: fenced, lit, mostly paved
- Two driveways - each w/ rolling gates
- Flexible zoning allows for most industrial uses, including manufacturing, fabrication, assembly, construction, contracting, etc.

SALE PRICE: \$1,095,000



For more information contact:

Jim Martin, SIOR

BRE # 01214270

Direct: 209-983-4088

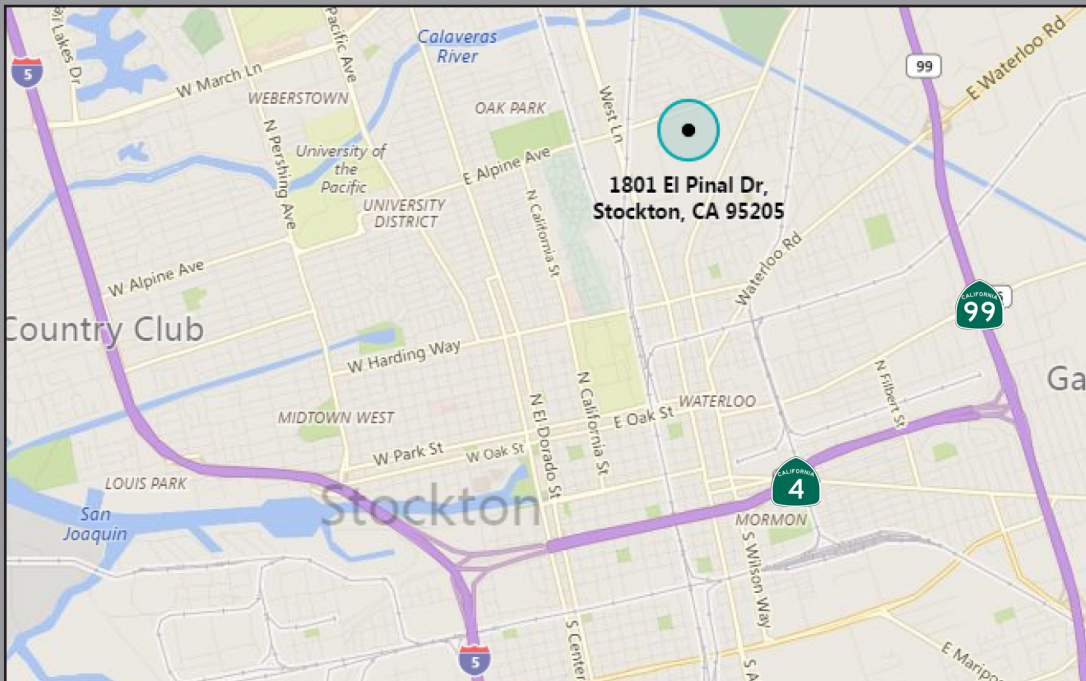
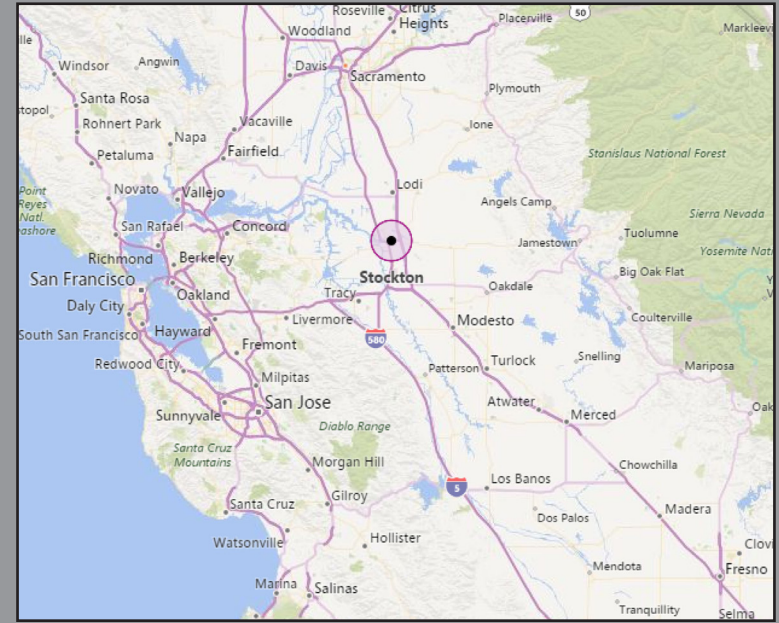
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