

**±4,875 SF Warehouse on ±2.3 Acres****Sales Price: \$699,000**

Building Size:	±4,875 SF
Building Dimensions:	75' x 65'
Parcel Size:	±2.3 Acres
Office Size:	± 325 SF
Clear Height:	±16' - 18.5'
GL Roll Up Doors:	5 Doors (12' x 14')
Water Well:	Yes
Fire Suppression Tanks:	2
Electrical:	200 AMP Sub Panel
Zoning:	Industrial

PROPERTY HIGHLIGHTS

- Great office/warehouse/yard location for contractors & trucking companies
- 2.3 Acre parcel - potential for bldg. expansion/yard storage
- Newly constructed metal warehouse building (2019)
- 75' x 65' warehouse with small office + restroom
- 16' - 18.5' clearance height; Five (5) GL doors (12' x 14')
- ADA compliant construction
- Insulated ceiling + skylights
- New water well/septic system on site
- Two (2) fire suppression holding tanks on site
- New rock & AC paving around building
- Chain link fence with rolling gate

STEVE DUNN | Senior Director
+1 209 425 3973 | steve.dunn@cushwake.com
LIC #01410812

3255 W. March Lane, Suite 230
Stockton, CA 95219 | USA
cushmanwakefield.com

EXTERIOR BUILDING + YARD**WAREHOUSE + OFFICE**

STEVE DUNN | Senior Director
+1 209 425 3973 | steve.dunn@cushwake.com
LIC #01410812

3255 W. March Lane, Suite 230
Stockton, CA 95219 | USA
cushmanwakefield.com