

INDUSTRIAL UNIT FOR SUBLEASE

3137 TOMAHAWK DRIVE, STOCKTON, CA

BUILDING SIZE: 15,680± SF

AVAILABLE SPACE: 2,460± SF

OFFICE SIZE: 1,207± SF

WHS/SHOP SIZE: 1,253± SF

ZONING : I-L (INDUSTRIAL LIMITED)

COMMENTS:

- Located within the Cherokee Industrial Park
- Open Reception, One (1) private office, Small shop/warehouse and restroom
- One (1) grade level roll up door (12' X 14')
- Fluorescent lighting and skylights
- 200 Amps, 120/208 volt, 3 phase
- Close proximity to Highway 99, offering convenient access to the North and South markets
- 18'± clear height
- Sprinklered

LEASE RATE: \$0.75 PSF / NNN

SHOWN BY APPOINTMENT ONLY

Jim Martin, SIOR
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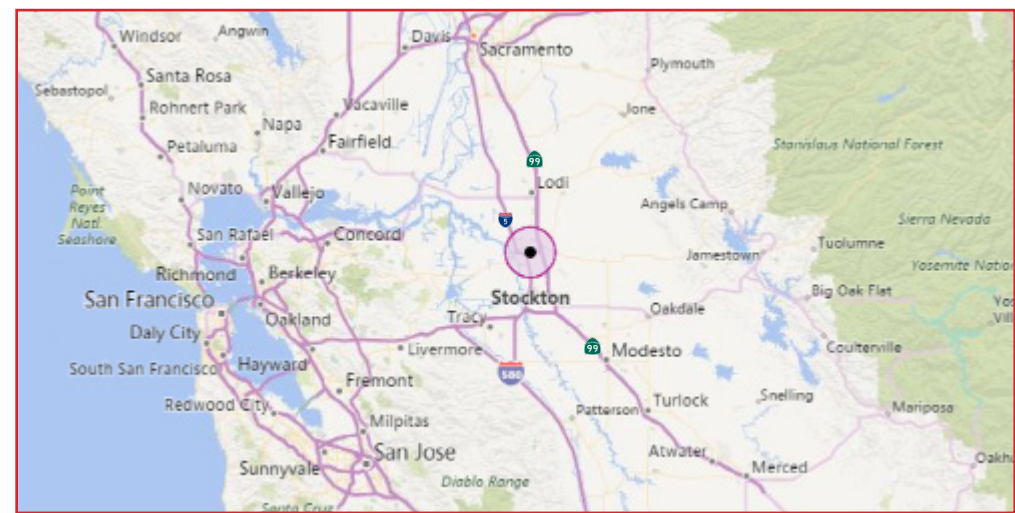
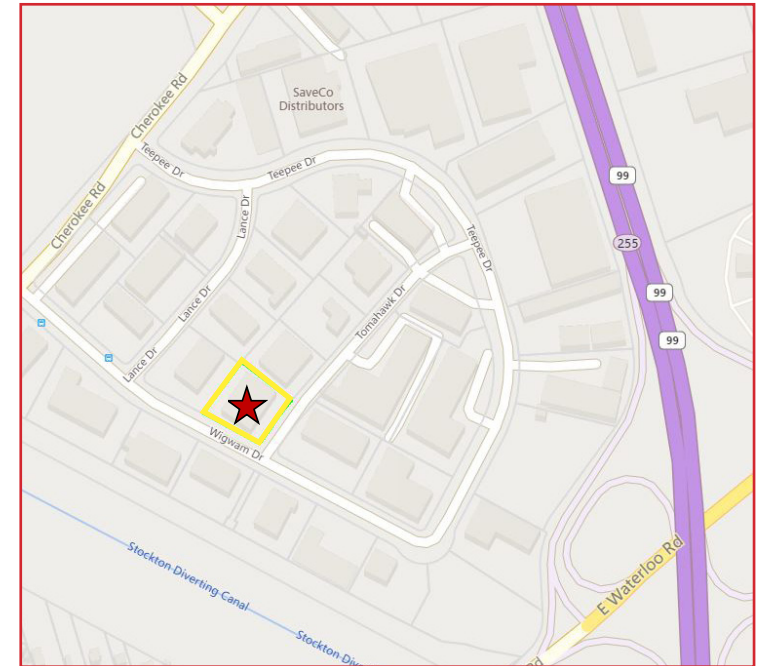
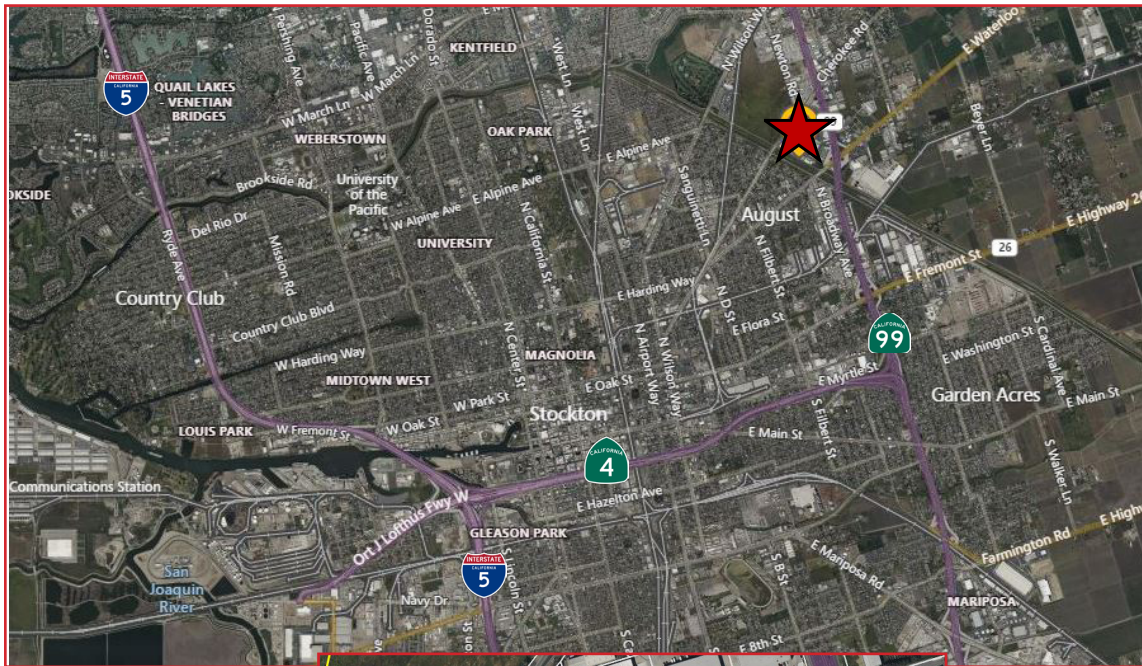
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