

TRANSPORTATION FACILITY WITH FUEL FOR SALE

3748 MUNFORD AVENUE, STOCKTON, CA



SHOP SIZE: 5,000± SF
BAYS: Two (2) bay shop
LAND SIZE : Two parcels: 7.41± acres total
APN 179-082-11: 4.43± acres
APN 179-082-10: 3.28± acres
ZONING: I-L (Limited Industrial – San Joaquin County)

FEATURES:

- 2,000±SF of office space in shop
- 200 amp, 240 volt, 3 phase service
- 13,000 gallon above ground fuel tank
- Two houses on property (2,700± SF and 1,100± SF)
- On-site water well
- On-site septic (3 systems)
- Fenced/compacted gravel yard
- Approximately 3 miles from BNSF Intermodal facility
- Easily accessible via Mariposa Road @ Hwy 99

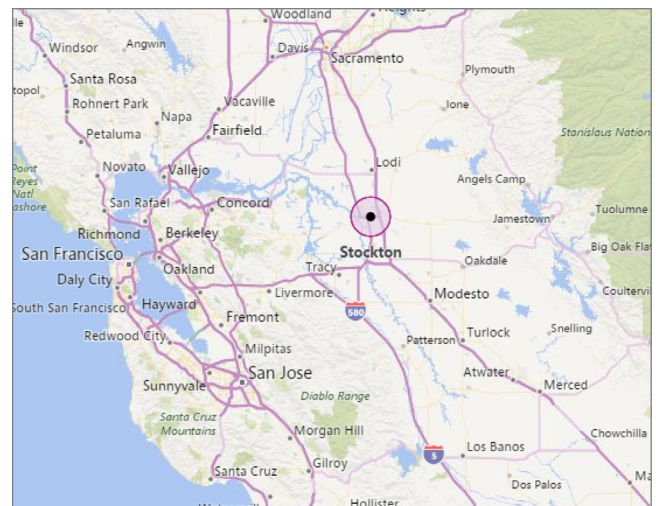
SALE PRICE: \$2,950,000

Jim Martin, SIOR

BRE #01214270

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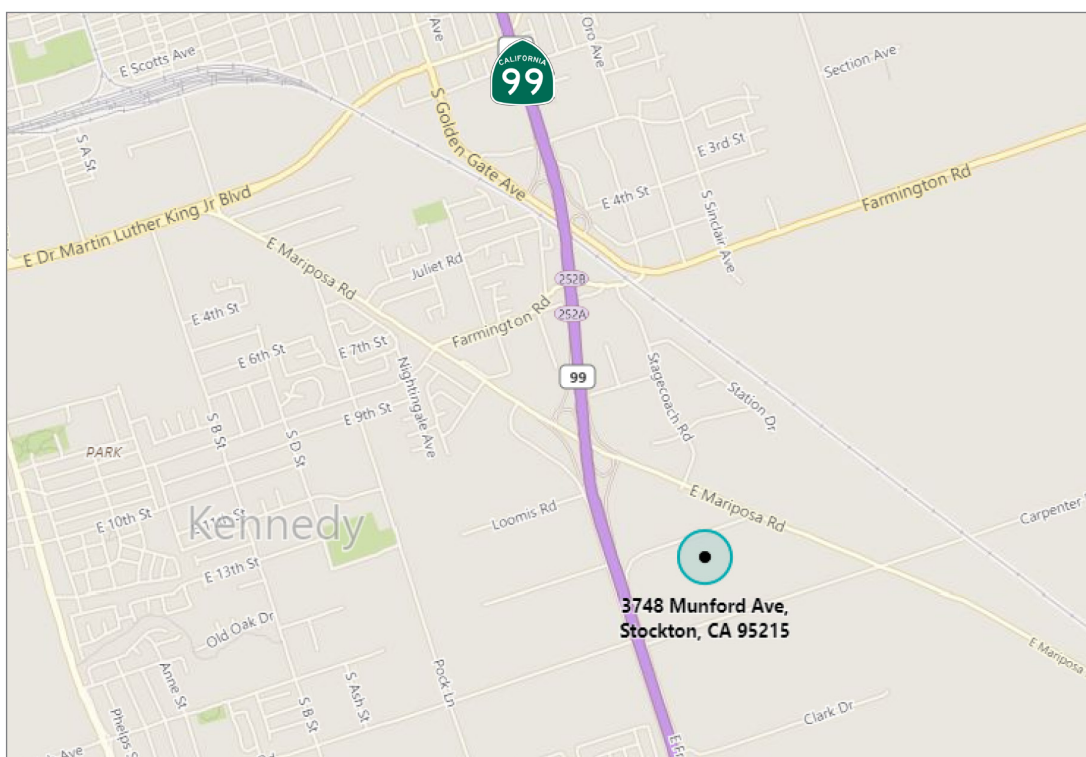
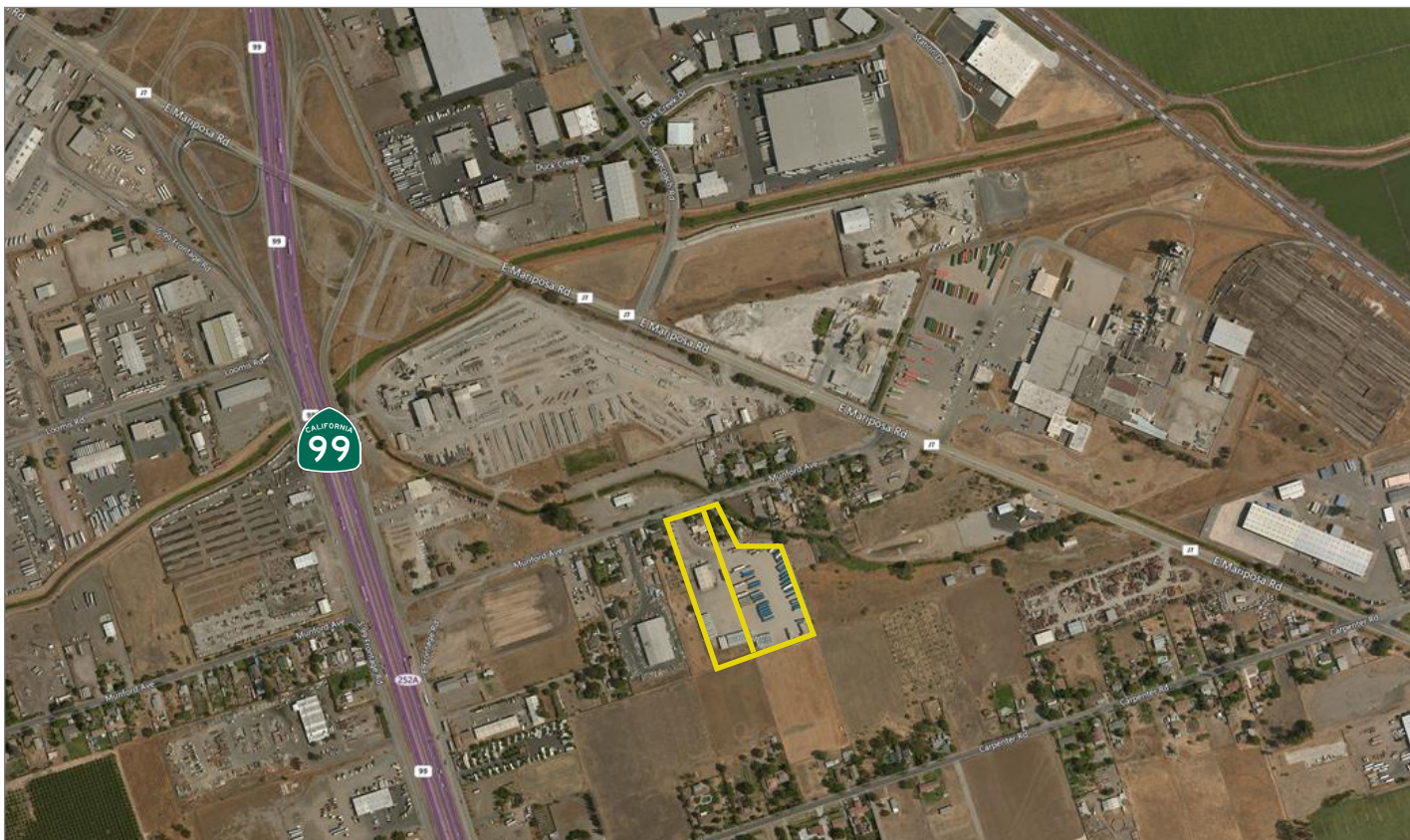
D 209.983.4088



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