

3,339± SF INDUSTRIAL CONDOMINIUM FOR SALE

4547 S. B STREET, STOCKTON, CA

BLDG SF: 3,339± SF
**INDICATED
POWER:** 200 Amp, 120/208 Volt,
3 Phase electrical service
ZONING : Zoned I-G
(General Industrial- City of
Stockton)

FEATURES:

- 945± SF of office space including showroom, break-room, conference room, restroom, private offices and separate parts room
- Mezzanine storage above offices
- One (1) grade level drive-in doors
- Fully insulated shop area
- 16' min. clear height
- Distributed air, power, and water lines throughout
- Fully sprinklered
- HOA covers garbage, roof, landscaping, exterior paint and lighting, asphalt / paving, sweeping and repairs, security patrol
- Prominent visibility / frontage along Arch Road
- Across from Stockton Metropolitan Airport
- Excellent access to I-5 and Hwy 99 via Arch-Sperry Connector



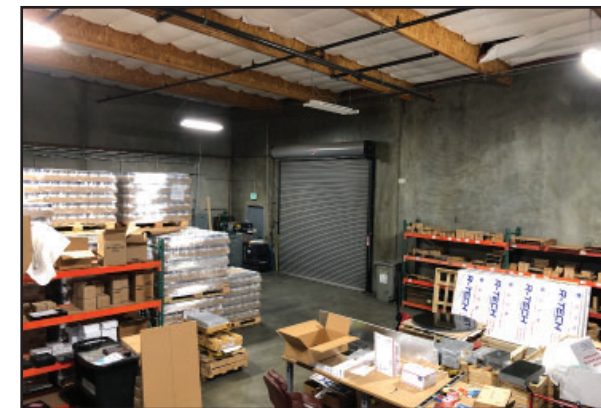
SALE PRICE: \$365,000

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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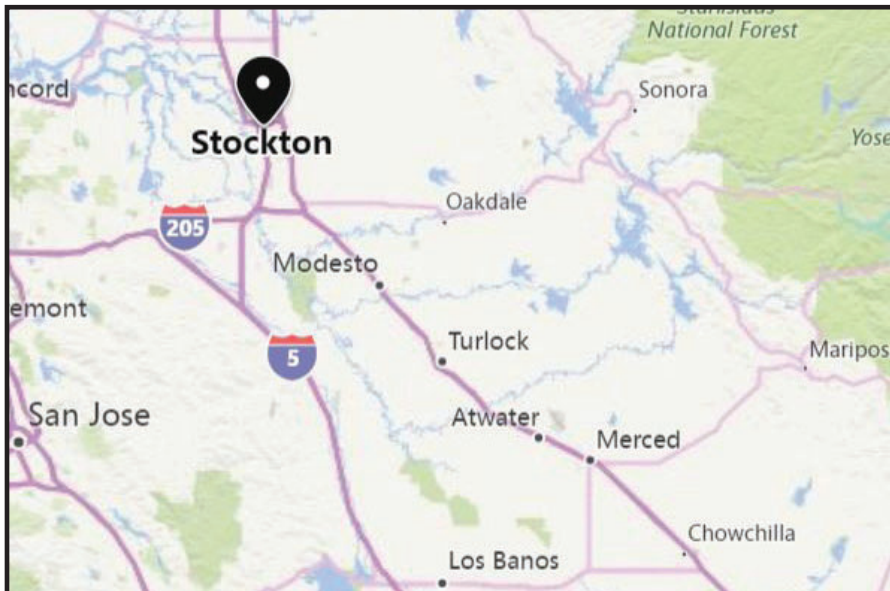
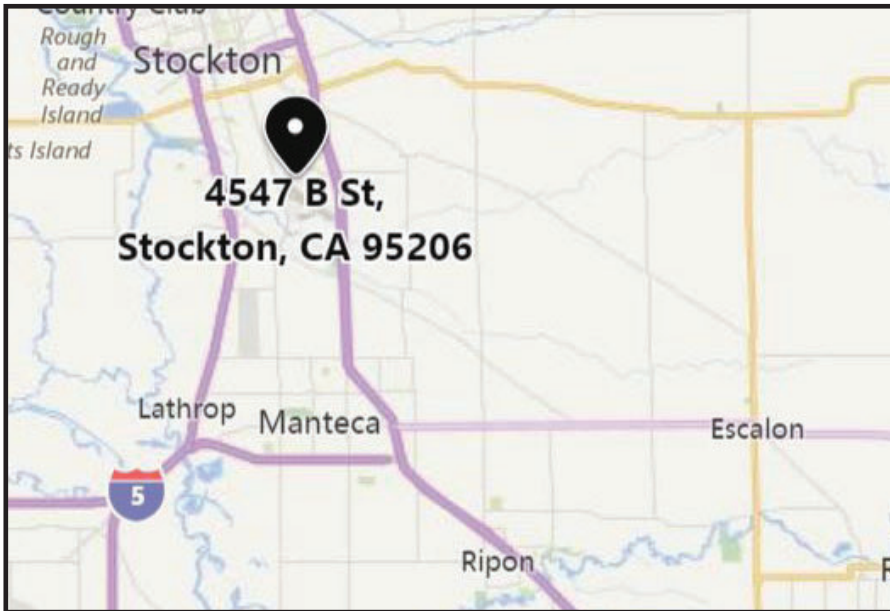


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