

# INDUSTRIAL UNITS FROM 9,500± SF TO 75,000± SF FOR LEASE

1422 REPORT AVENUE, STOCKTON, CA

**AVAILABLE SF:** 75,000± SF (divisible to 9,500± SF)  
**CLEAR HEIGHT:** ±22' - 26'  
**LOT SIZE:** 3.84± Acres  
**ZONING :** IL (Limited Industrial, City of Stockton)

## FEATURES:

- Concrete tilt-up construction with brand new TPO roof
- Fully sprinklered
- Newly renovated office build out
- Fenced, secured premises with new concrete parking lot
- ST&E/Omnitrax rail spur with seven (7) rail doors
- Units can be leased together or separately
- Immediate access to/from Hwy 99 via Waterloo Road

### Unit 2: 15,500± SF

- Available January 1, 2019
- 250 ± SF Office
- Two (2) GL doors
- 800a, 120/240v, 3 phase

### Unit 4: 15,300± SF

- All warehouse
- Two (2) GL Doors
- 200a, 120/240v, single phase

### Unit 2A: 9,500± SF

- 1,150± SF office
- Two (2) GL Doors
- 250a, 120/240v, 3 phase

### Unit 4A: 9,700± SF

- 800±SF office
- Two (2) GL doors
- 100a, 120/240v, single phase

### Unit 3: 15,500± SF

- 1,250± SF office
- Two (2) GL doors
- 250a, 120/240v, 3 phase



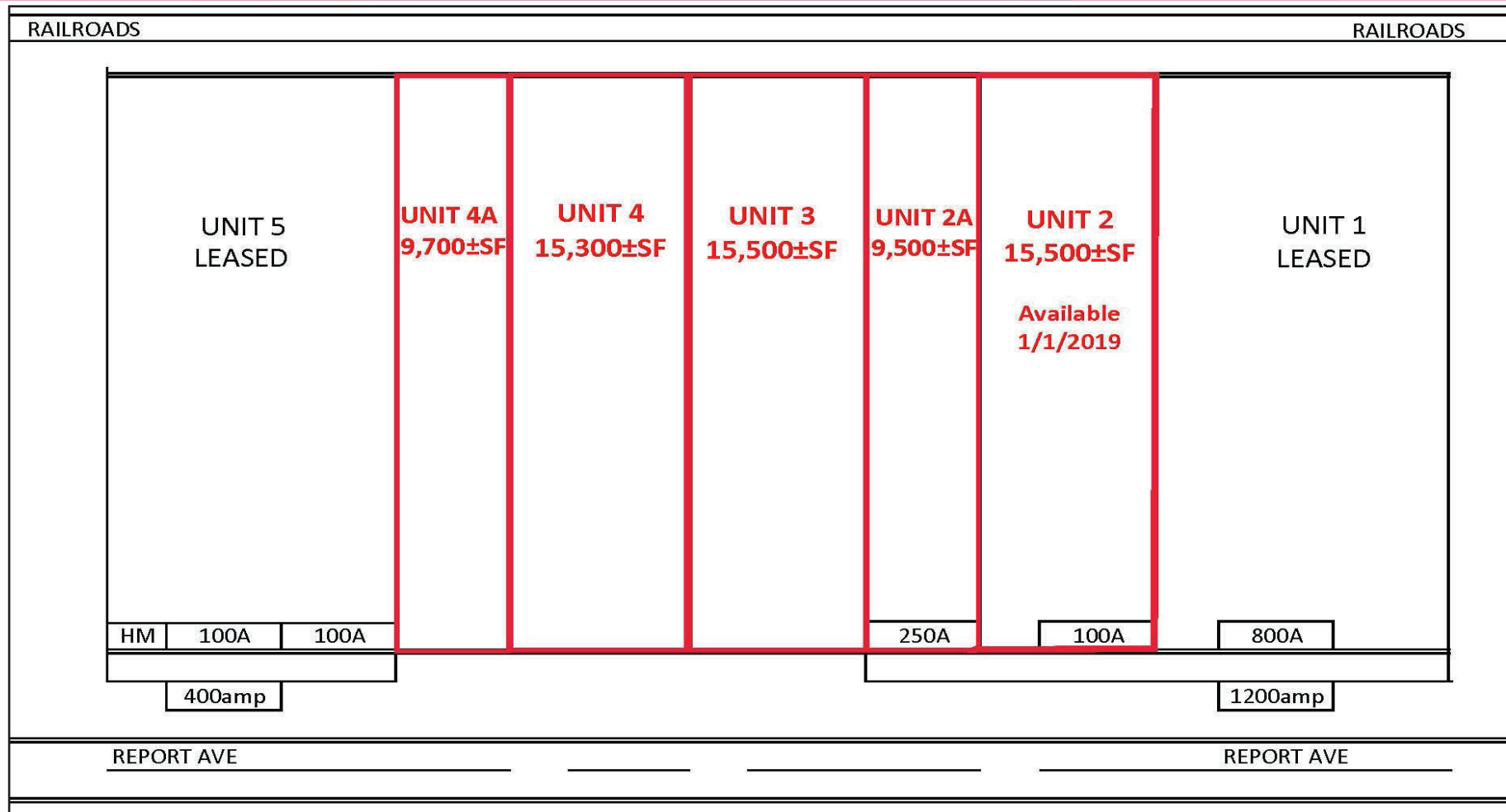
**LEASE RATE:** Contact Broker for Pricing

Guy Grace  
BRE #02045756  
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D 209.982.4444  
C 925.360.8610

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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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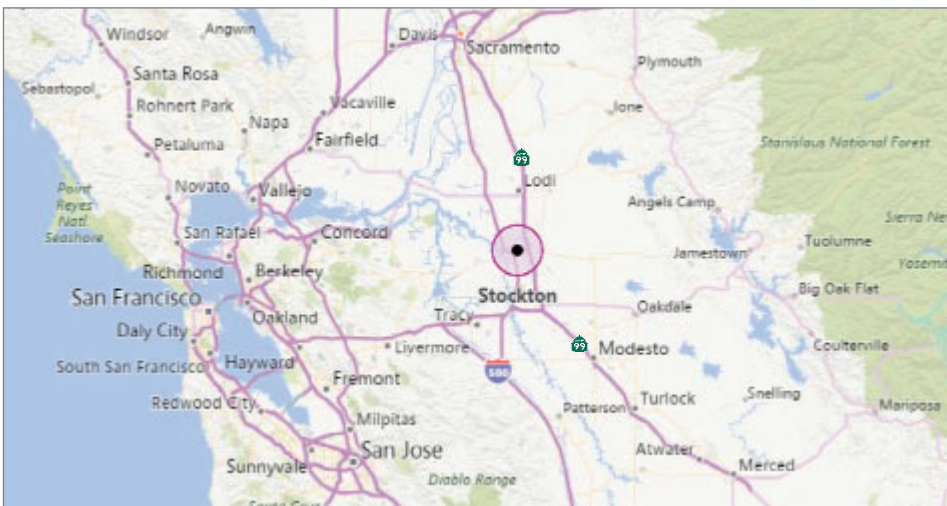
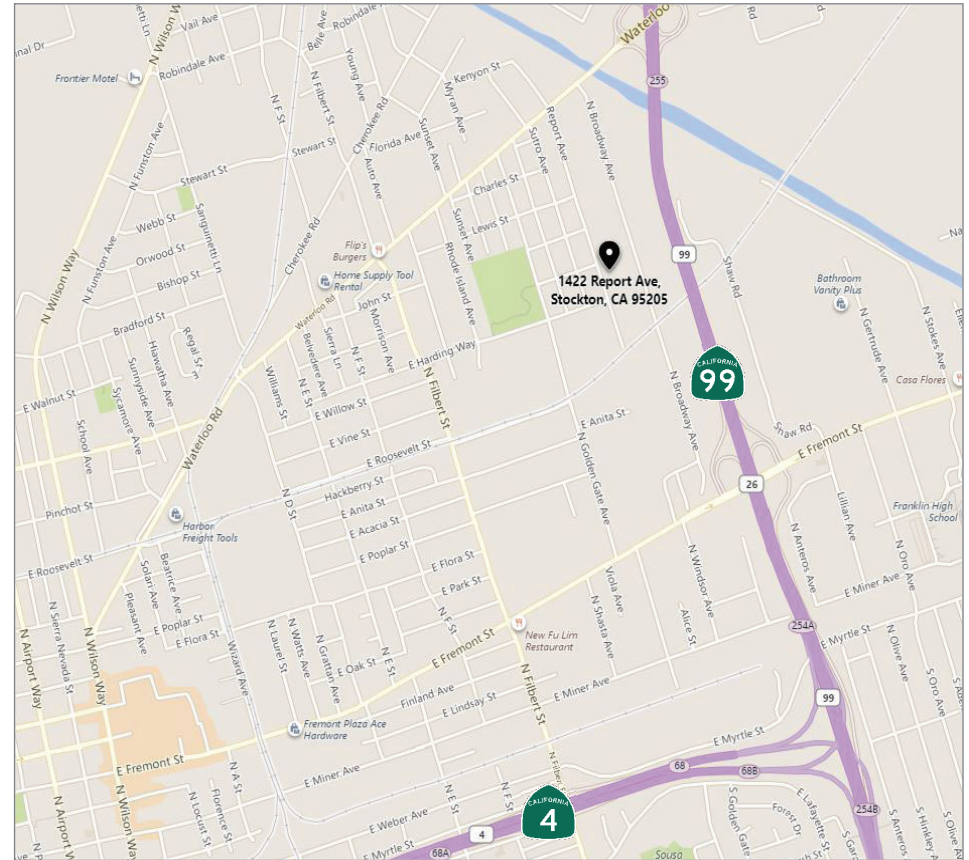
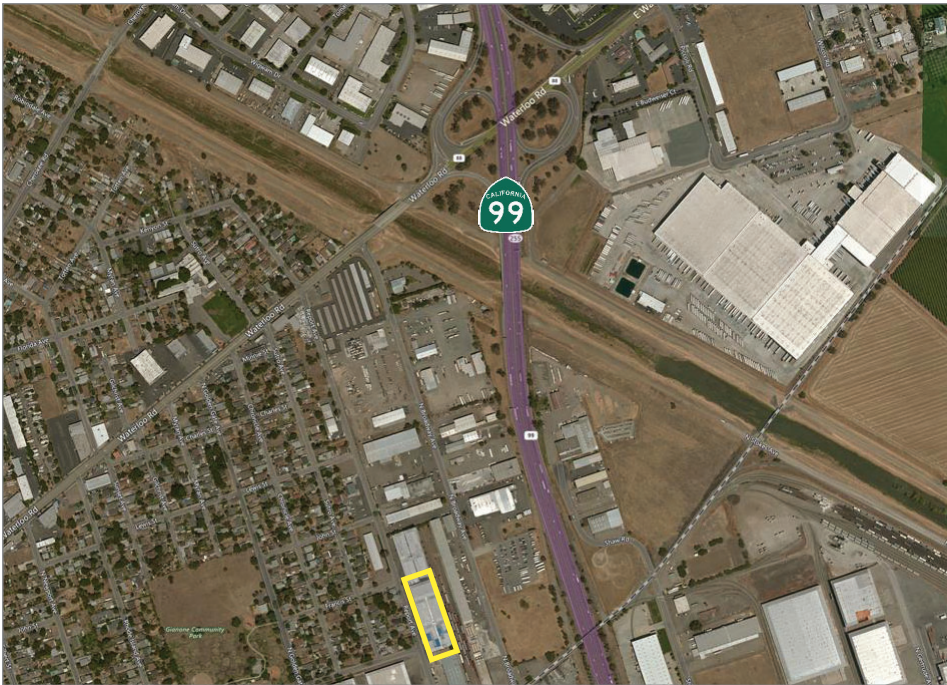
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