

# PLANNED INDUSTRIAL/COMMERCIAL BLDGS FOR SALE OR LEASE WILCOX BUSINESS PARK STOCKTON, CA

## LISTING DATA

**LOT SIZE:** 20± Acres  
**APN :** 087-100-72  
**ZONING:** C-G (General Commercial, San Joaquin County)

### COMMENTS:

- Thirteen (13) planned buildings
- 4,800± to 48,000± SF
- Will build to suit
- Land parcels available from 1± to 20± Acres
- Buildings with yard available
- Concrete tilt-up construction
- Attractive glass storefronts
- Grade level and dock high loading
- 18'-24' minimum clear height
- Skylights
- Easily accessible via both Waterloo Road (Hwy 88) and Cherokee Road
- Excellent access to Hwy 99 and I-5 via Crosstown Freeway (Hwy 4)



## ECONOMIC DATA

### CONTACT AGENTS FOR PRICING

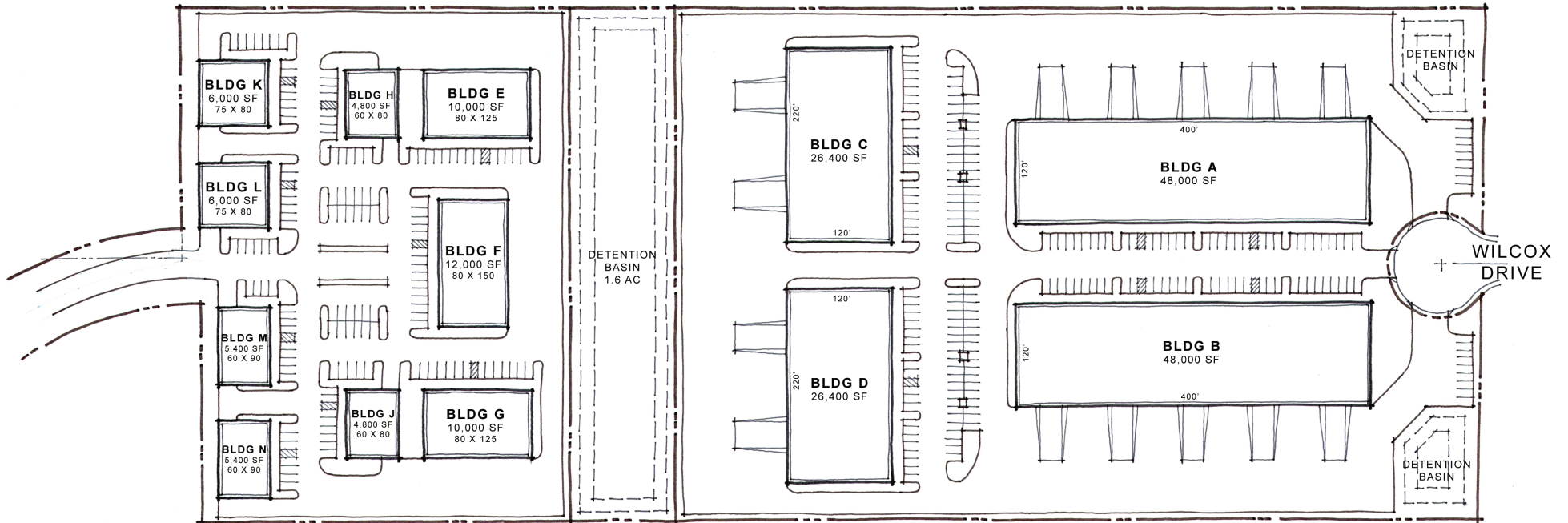
## CONTACT

Darren McFadden  
BRE #01276439  
dmcfadden@lee-associates.com  
D 209.983.6821

Wendy Coddington  
BRE #00592566  
wcoddington@lee-associates.com  
D 209.983.6838

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.

PLANNED INDUSTRIAL/COMMERCIAL BLDGS FOR SALE OR LEASE  
**WILCOX BUSINESS PARK**  
 STOCKTON, CA



**INDUSTRIAL AREA 2 - PROJECT SUMMARY:**

BUILDING E	10,000 SF	14 SPACES
BUILDING F	12,000 SF	39 SPACES
BUILDING G	10,000 SF	14 SPACES
BUILDING H	4,800 SF	14 SPACES
BUILDING J	4,800 SF	14 SPACES
BUILDING K	6,000 SF	14 SPACES
BUILDING L	6,000 SF	13 SPACES
BUILDING M	5,400 SF	13 SPACES
BUILDING N	5,400 SF	7 SPACES
<b>TOTAL</b>	<b>64,400 SF</b>	<b>142 SPACES = 2.2/1000 SF</b>

**INDUSTRIAL AREA 1 - PROJECT SUMMARY:**

BUILDING A	48,000 SF	63 SPACES
BUILDING B	48,000 SF	63 SPACES
BUILDING C	26,400 SF	43 SPACES
BUILDING D	26,400 SF	43 SPACES
<b>TOTAL</b>	<b>148,800 SF</b>	<b>212 SPACES = 1.4/1000 SF</b>

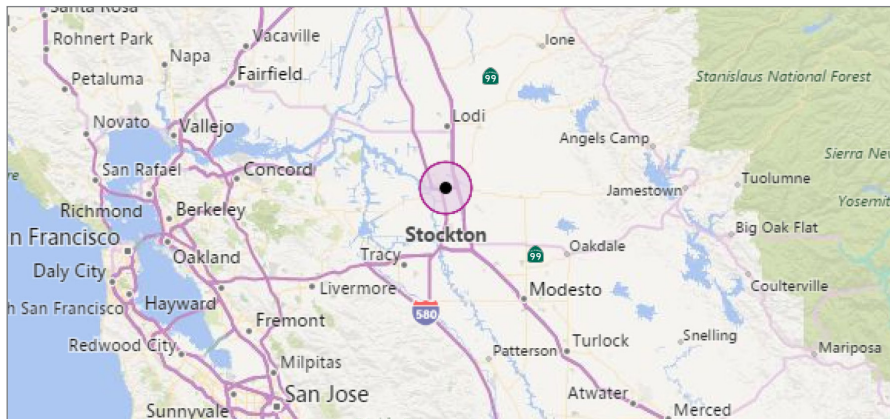
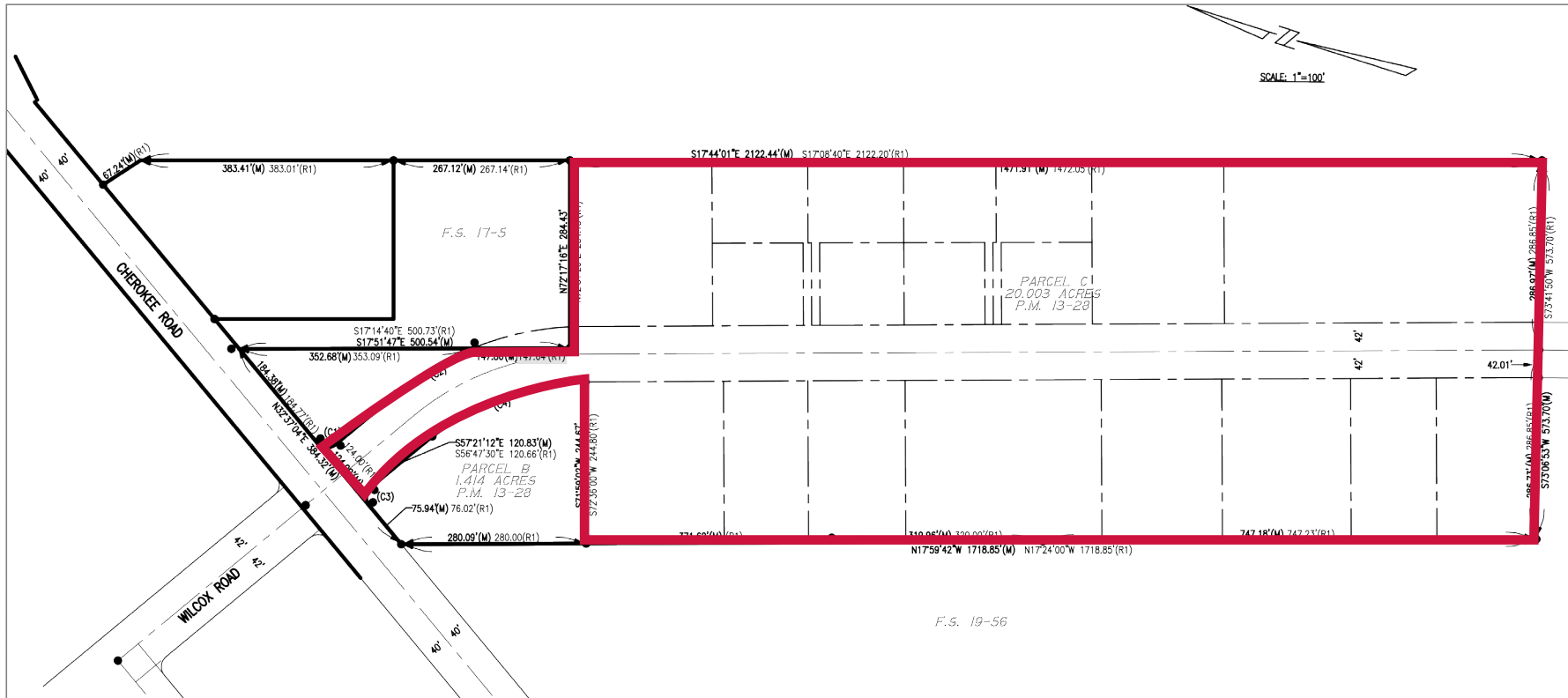
**CONTACT**

Darren McFadden  
 BRE #01276439  
 dmcfadden@lee-associates.com  
 D 209.983.6821

Wendy Coddington  
 BRE #00592566  
 wcoddington@lee-associates.com  
 D 209.983.6838

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.

**PLANNED INDUSTRIAL/COMMERCIAL BLDGS FOR SALE OR LEASE**  
**WILCOX BUSINESS PARK**  
 STOCKTON, CA



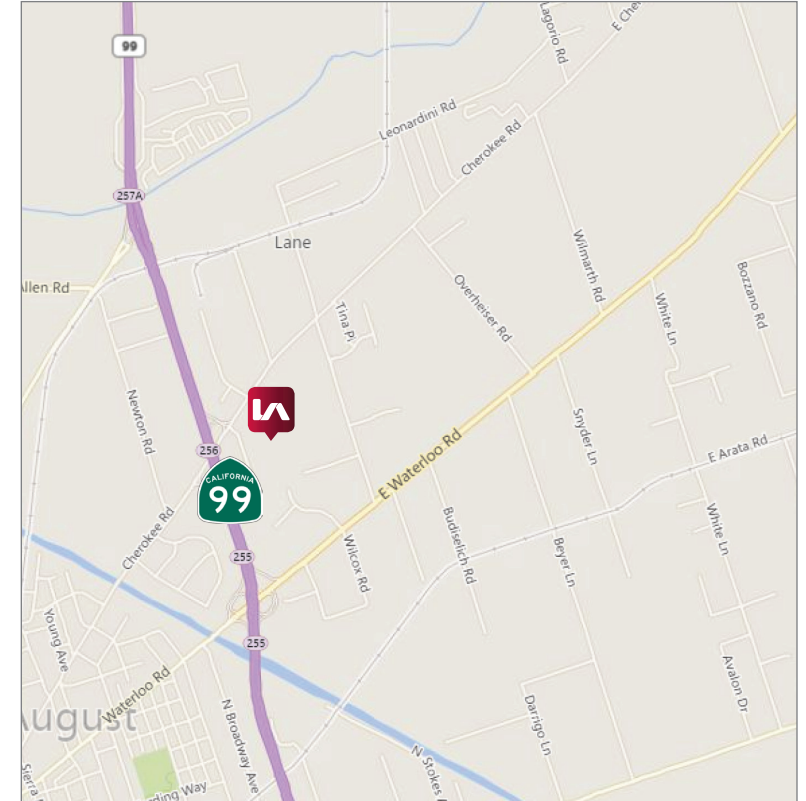
**CONTACT**

**Darren McFadden**  
 BRE #01276439  
 dmcfadden@lee-associates.com  
 D 209.983.6821

**Wendy Coddington**  
 BRE #00592566  
 wcoddington@lee-associates.com  
 D 209.983.6838

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.

# PLANNED INDUSTRIAL/COMMERCIAL BLDGS FOR SALE OR LEASE WILCOX BUSINESS PARK STOCKTON, CA



## CONTACT

Darren McFadden  
BRE #01276439  
dmcfadden@lee-associates.com  
D 209.983.6821

Wendy Coddington  
BRE #00592566  
wcoddington@lee-associates.com  
D 209.983.6838

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.