

LISTING DATA

TOTAL BLDG:	31,780± SF
AVAILABLE:	21,914± SF
OFFICE/ SHOWROOM:	3,245± SF
DOORS :	Two (2) dock high & Three (3) grade level
CLEAR HEIGHT :	16'-18"
POWER :	100 amp, 120/208 Volt, 3 Phase
ZONING:	I-G (General Industrial, City of Stockton)

FEATURES:

- 3,245 SF office including reception area, bull pen/showroom, 3 private offices, and 2 restrooms
- Concrete tilt-up construction
- Located in the Triangle Industrial Park @ Golden Gate Ave. and Mariposa Rd. exits
- Fully sprinklered building with skylights
- Paved and fenced secured yard area
- Immediate access to Highway 99



ECONOMIC DATA

LEASE RATE: \$0.55/SF/month, Gross

CONTACT

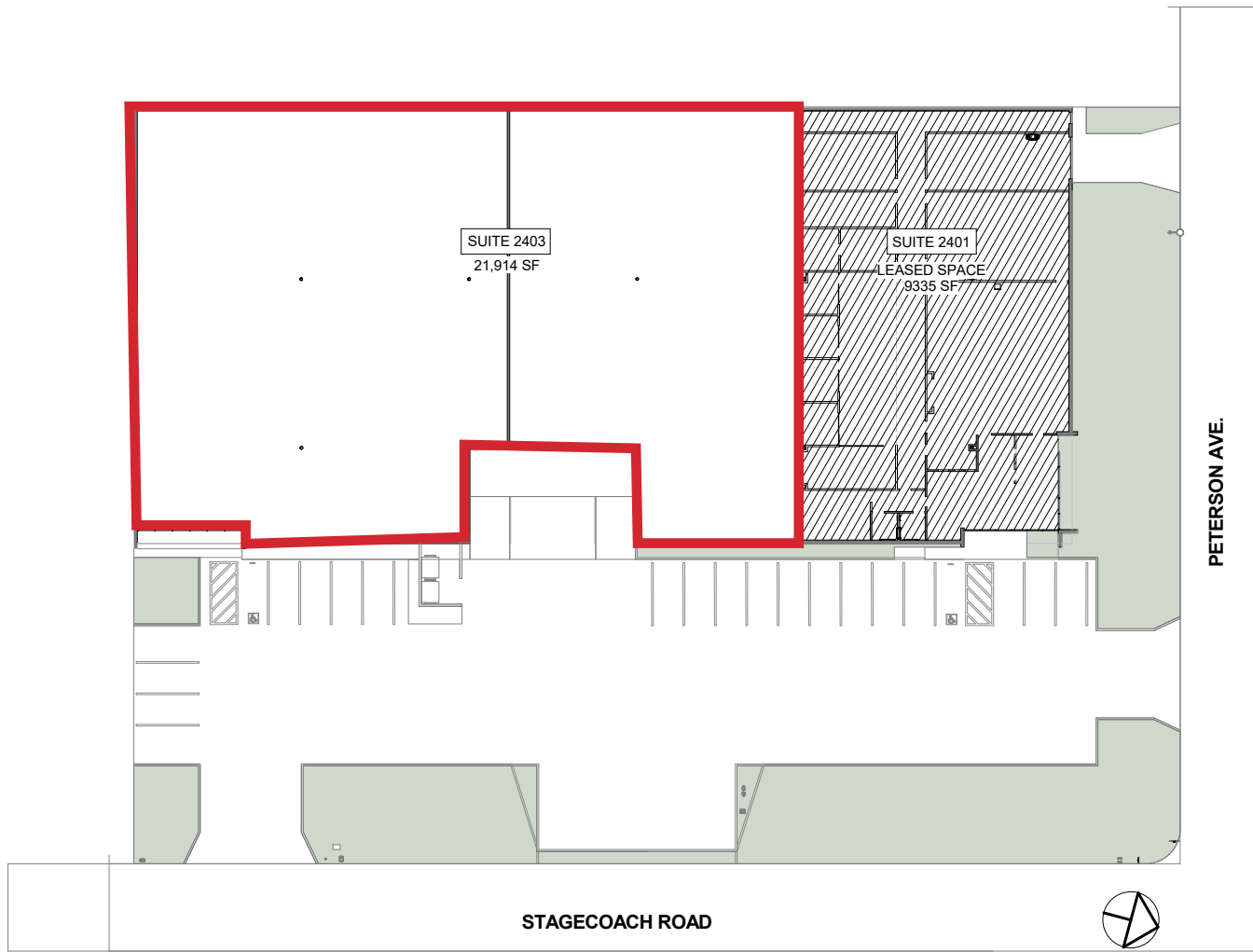
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INDUSTRIAL SPACE FOR LEASE

TRIANGLE INDUSTRIAL PARK

2403 STAGECOACH ROAD, STOCKTON, CA



2403 STAGECOACH RD - SITE PLAN ①
1/32" = 1'-0"

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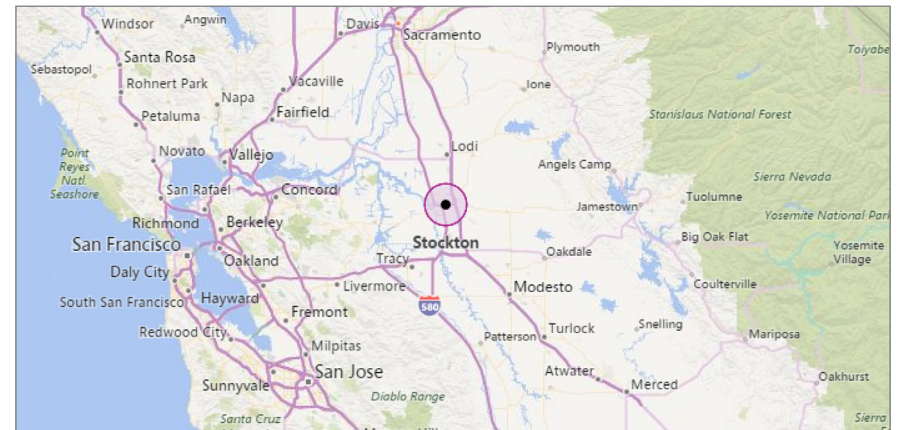
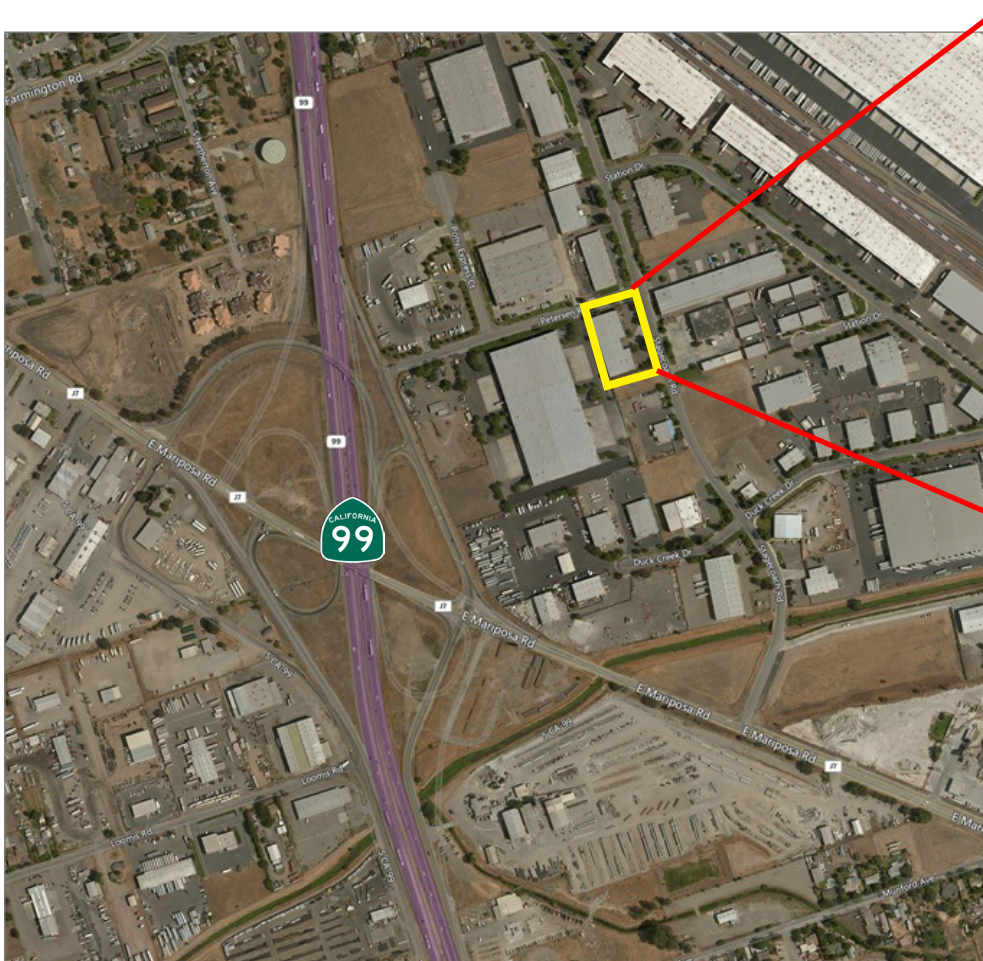
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