

84,160±SF ON 5.54± ACRES AVAILABLE FOR SALE



1443 NAVY DRIVE, STOCKTON, CALIFORNIA

- TOTAL SIZE:** 84,160± square feet total
- 72,000±SF - Main Plant
 - 5,160±SF - Maintenance Shop
 - 7,000±SF - Covered Storage Area

LAND SIZE: 5.54± acres

ADDITIONAL FEATURES

- Large paved/fenced yard area
- 2000 amps, 277/480 volt, 3 phase electrical service
- Zoned IG (General Industrial, City of Stockton)
- Excellent access to Interstate 5 and access to the Bay Area via Highway 4
- Located within State Enterprise Zone
- Close proximity to Port of Stockton
- Flexible zoning allows for heavy industrial uses including manufacturing, recycling and outdoor storage

SALE PRICE: \$2,400,000

Jim Martin, SIOR

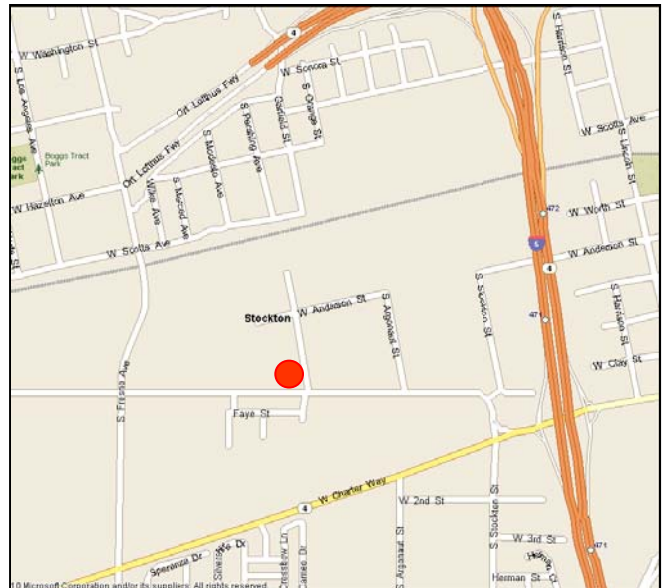
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