

INDUSTRIAL FOR LEASE
CLASS "A" DISTRIBUTION SPACE
1878 INDUSTRIAL DRIVE, SUITE C, STOCKTON, CA



LISTING DATA

TOTAL BLDG AREA:	49,920± SF
TOTAL AVAIL. AREA:	12,160± SF
LAND AREA:	2.75± AC
TOTAL OFFICE AREA:	974± SF
CEILING HEIGHT:	24±'
SPRINKLERS:	.33/3000
POWER:	200 AMPS, 277/480 Volt, 3-Phase (to be verified)
LOADING DOORS:	3 Dock High 1 Grade Level
ZONING:	IG (General Industrial)-City of Stockton

FEATURES:

- Multiple private offices, reception area and two (2) restrooms
- Metal halide lighting with skylights in warehouse area
- Located just east of Airport Way on Industrial Drive within the Massie Industrial Park
- Great access to Interstate 5, Highway 99 via new Arch/Sperry Road extension
- 2005 concrete tilt-up construction
- Available Jan. 1, 2019

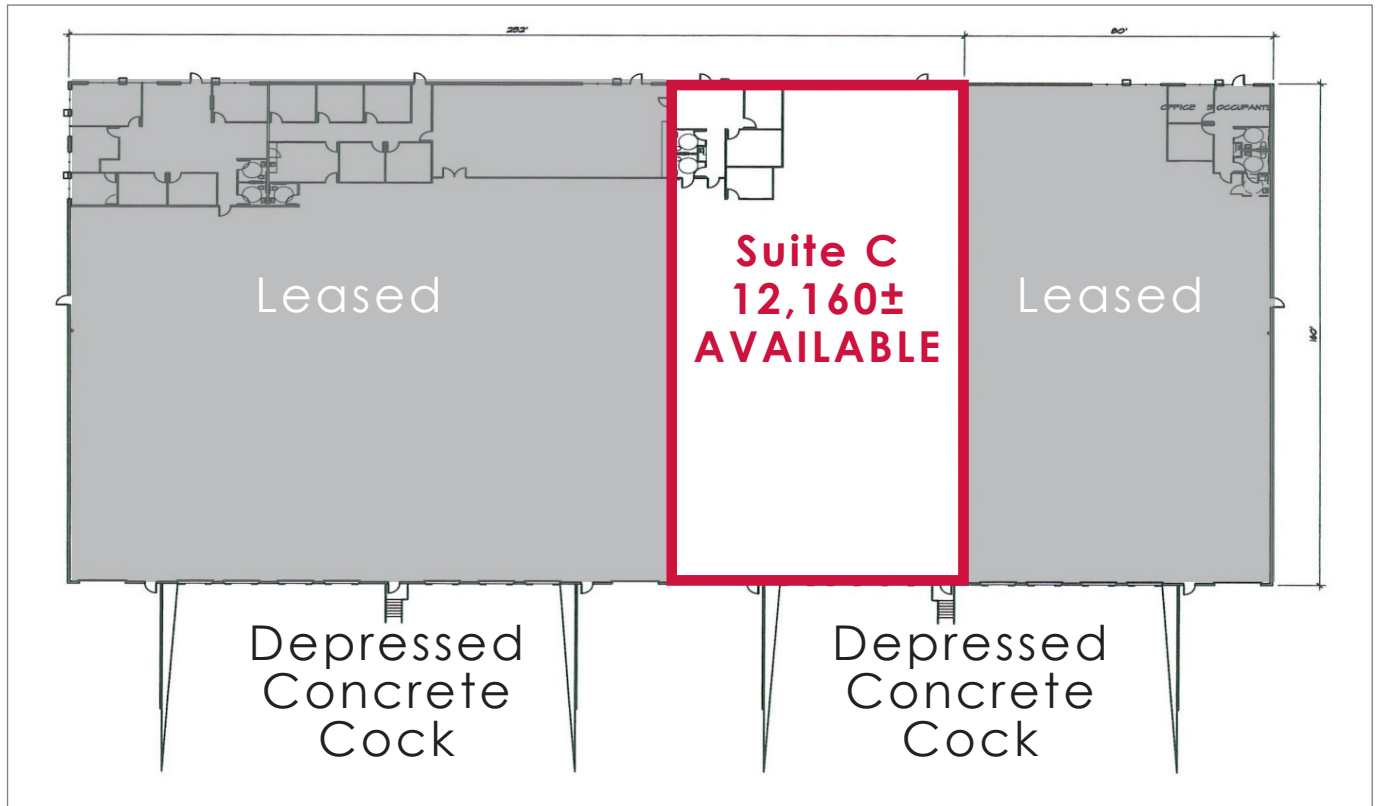
ECONOMIC DATA

LEASE RATE: \$0.55 PSF/month (NNN)

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

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.

INDUSTRIAL FOR LEASE
CLASS "A" DISTRIBUTION SPACE
1878 INDUSTRIAL DRIVE, SUITE C, STOCKTON, CA



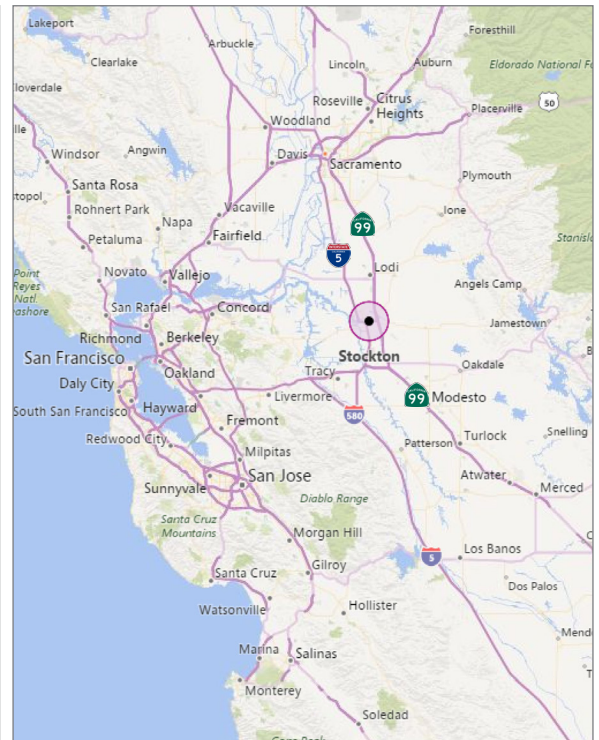
Darren McFadden
BRE # 01276439
dmcfadden@lee-associates.com
D 209.983.6821

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.

INDUSTRIAL FOR LEASE

CLASS "A" DISTRIBUTION SPACE

1878 INDUSTRIAL DRIVE, SUITE C, STOCKTON, CA



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

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.