

# MULTI-TENANT USER / INVESTOR OPPORTUNITY FOR SALE

2735 TEEPEE DRIVE, STOCKTON, CA



## LISTING DATA

<b>TOTAL BLDG. SF:</b>	15,700± square feet
<b>AVAILABLE SF:</b>	4,275± square feet
<b>LAND SIZE:</b>	1.09± Acres
<b>TOTAL OFFICE SF:</b>	Office size and number of restrooms vary per suite
<b>CLEAR HEIGHT:</b>	16'±
<b>INDICATED POWER:</b>	100 amp, 120/208 volt, 3 phase (per suite)
<b>GL DOORS:</b>	Nine (9)
<b>ZONING:</b>	I-L (Limited Industrial - San Joaquin County)

### COMMENTS:

- Located in the Cherokee Industrial Park
- 8 Unit Multi-Tenant Building
- Separately metered electrical
- Suites vary in office size/configuration with at least one (1) restroom per suite
- Drive through access possible
- Small paved/fenced rear yard area
- Excellent freeway access at Cherokee Road and Hwy 99
- Excellent owner/investor opportunity
- DO NOT DISTURB TENANTS / VIEW BY APPOINTMENT ONLY

## ECONOMIC DATA

**SALE PRICE:**           **\$1,250,000**

## CONTACT

**Darren McFadden**

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## RENT ROLL

SUITE	SQ. FT	TENANTS	GROSS RENT	LEASE EXPIRATION OPTIONS
A	4,500±	ELESCO	\$2,250	4/30/2020 1 – 3 yr.
A-1	1,350±	Garrett Isaacson	\$550	4/30/2021
B	2,025±	Acutest Labs	\$1,012.50	4/30/2021
C	1,125±	Janitek Cleaning Solutions	\$562.50	Mo/Mo
D	1,125±	Janitek Cleaning Solutions	\$562.50	Mo/Mo
E	2,250±	Janitek Cleaning Solutions	\$1,125	4/30/2020
F	2,025±	Comfort Air	\$1,000	Mo/Mo
G	1,300±	Aurora Limousine Svc.	\$650	4/30/2020
<b>Total Sq. Ft.</b>	<b>15,700±</b>	<b>Total Rent Per Month</b>	<b>\$7,712.50</b>	



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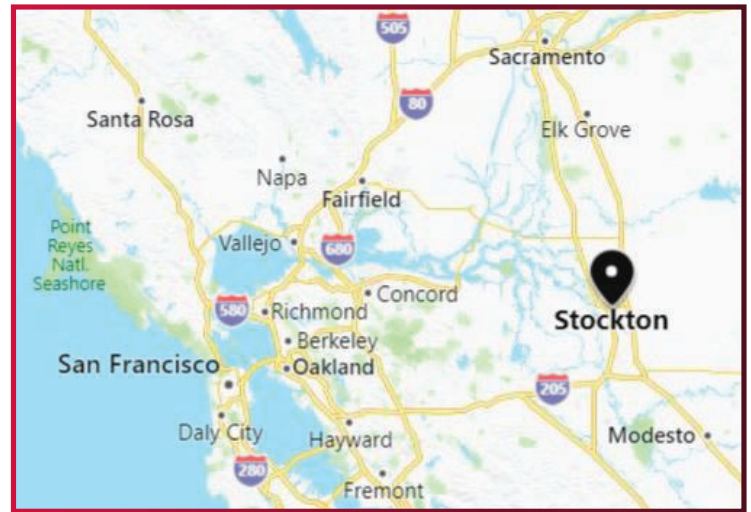
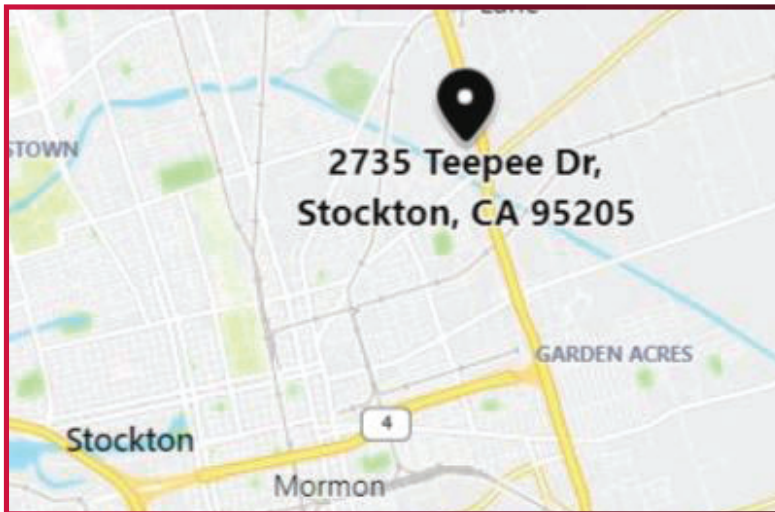
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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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