

COMMERCIAL BUILDING AVAILABLE FOR SALE OR LEASE

1236 N. EL DORADO STREET, STOCKTON, CA

BUILDING SIZE: 12,284± SF
PARCEL SIZE: 0.63± Acres
CLEAR HEIGHT: 20'-22'±
LOADING: One grade level door (12' x 15'±)
POWER: 400 Amp, 120/208 V, 3 Phase
225 Amp, 120/240 V, 3 Phase
WHSE LIGHTING: Fluorescent lighting and skylights
PARKING: 3/1,000
ZONING : CG (General Commercial,
City of Stockton)

COMMENTS:

- Located on the SEC of North El Dorado Street and East Vine Street
- Mezzanine storage
- Insulated warehouse
- Comprised primarily of office/production space, with approx. 1,320 SF warehouse
- Ideal sales/service location



SALE PRICE: \$995,000

LEASE RATE: \$0.60 PSF/month, Gross

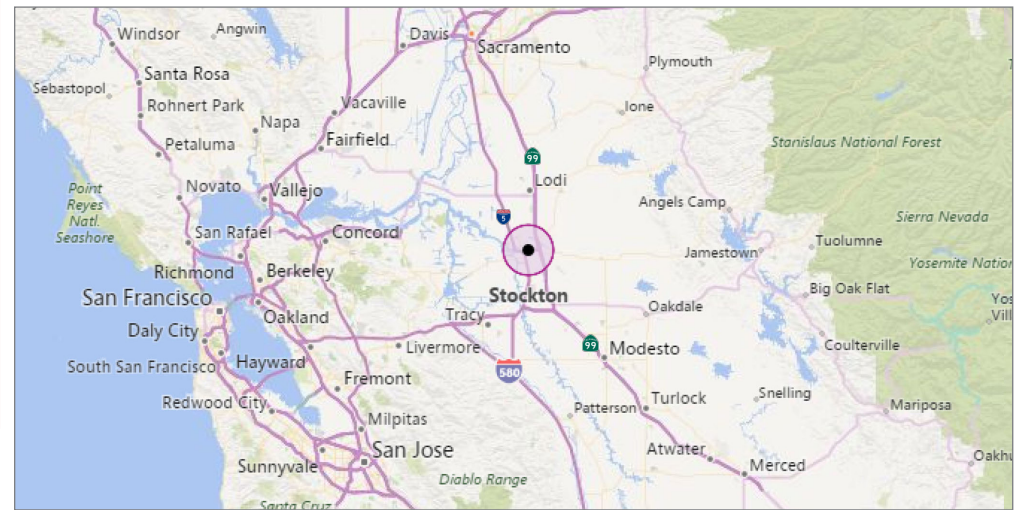
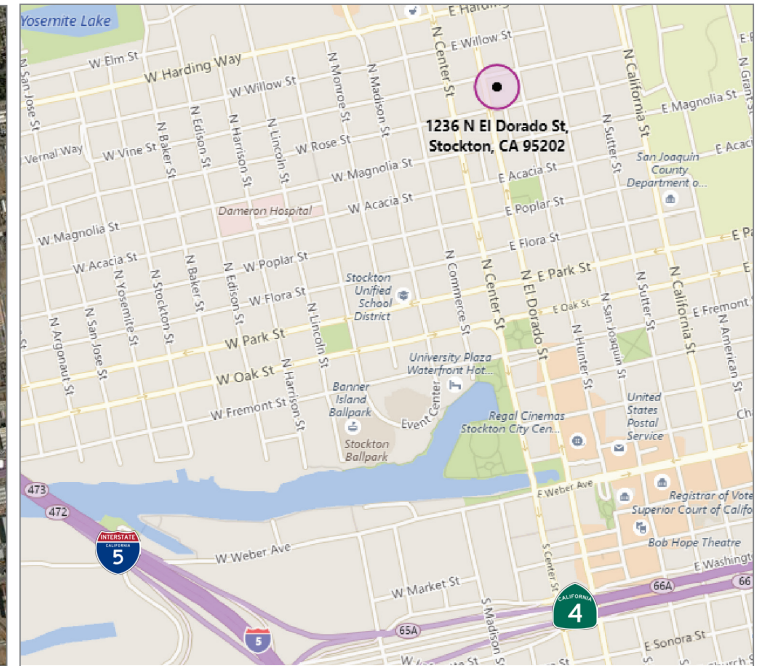
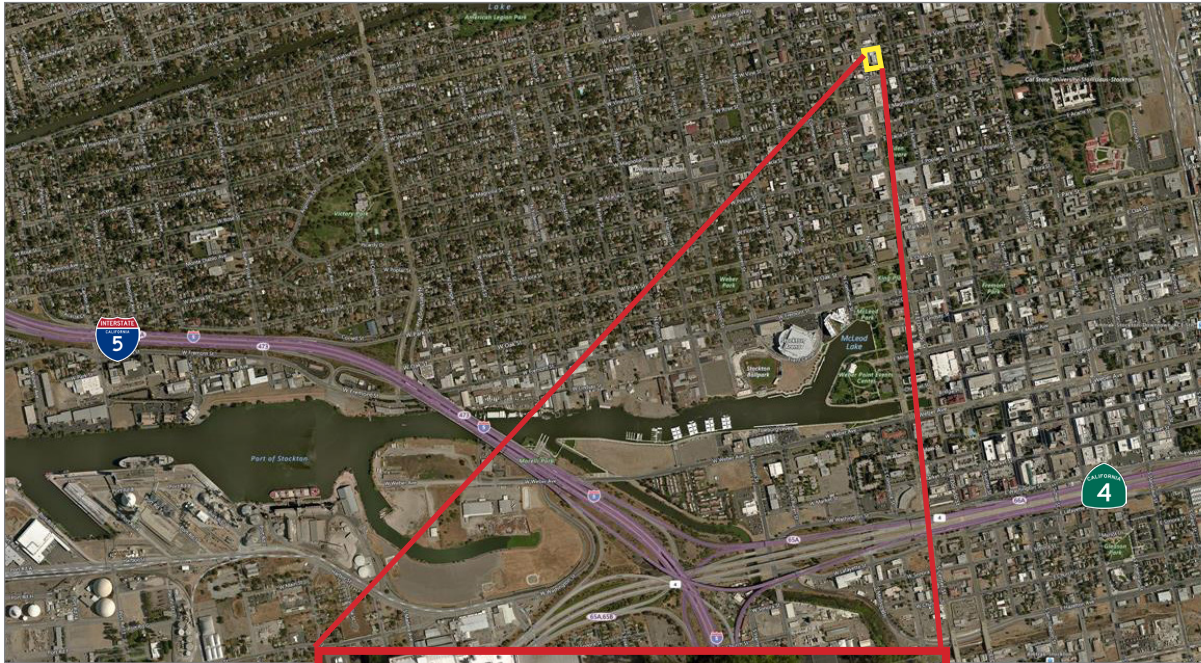
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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