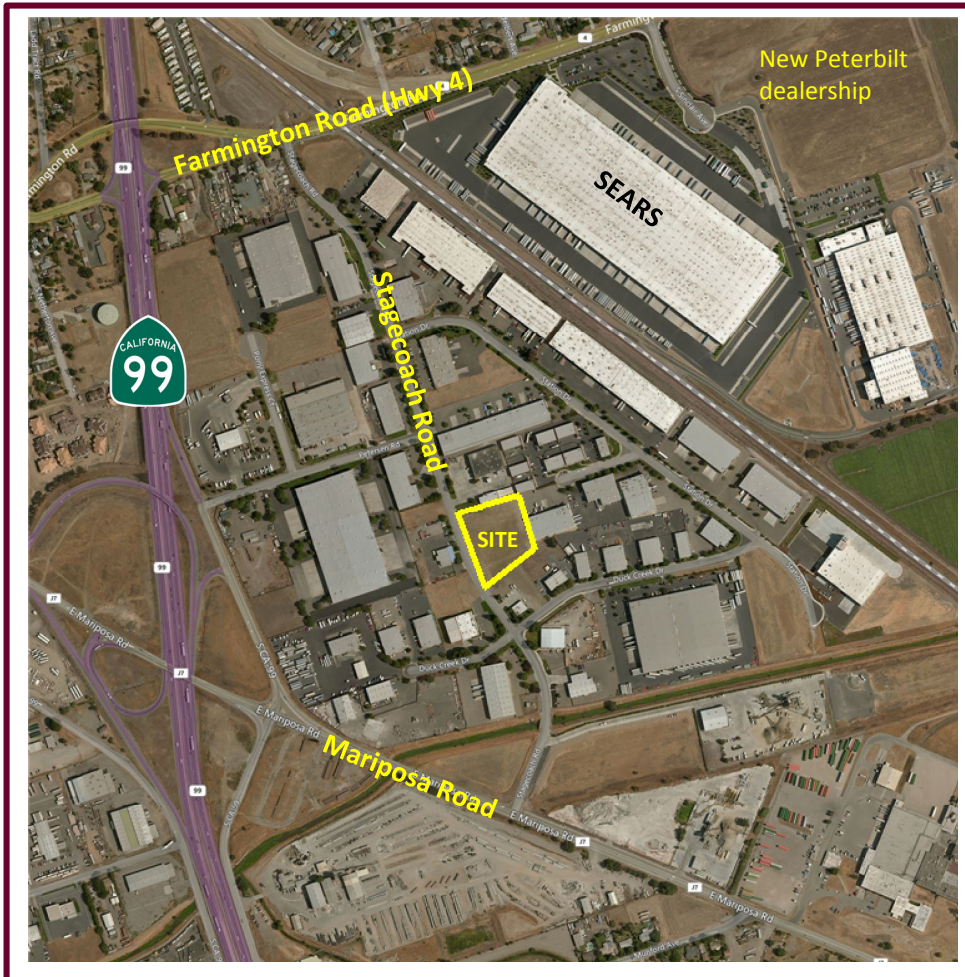


# For Sale

## 2.23± Acres Industrial Land

### 2436 Stagecoach Road, Stockton, CA



#### PROPERTY FEATURES

**Land Size:** 2.23 Acres

**Zoning:** IG (Industrial, General)

**Topography:** Flat

**Utilities:**

- Power: PG&E
- Water: Cal Water Service
- Natural Gas – PG&E
- Sewer in street: 10" (City of Stockton)
- Storm Drain in street: 54"

**Lee & Associates is proud to bring to market ...** One of the last remaining fully-finished parcels in **Triangle Industrial Park**. The Park offers superior Highway 99 access via the newly rebuilt Mariposa Road Interchange.

**SALE PRICE: \$475,000.00** (\$4.90 PSF)

**FOR ADDITIONAL INFORMATION, CONTACT:**

**MARK J. RECKERS, SIOR**

BRE #00938704

[mreckers@lee-associates.com](mailto:mreckers@lee-associates.com)

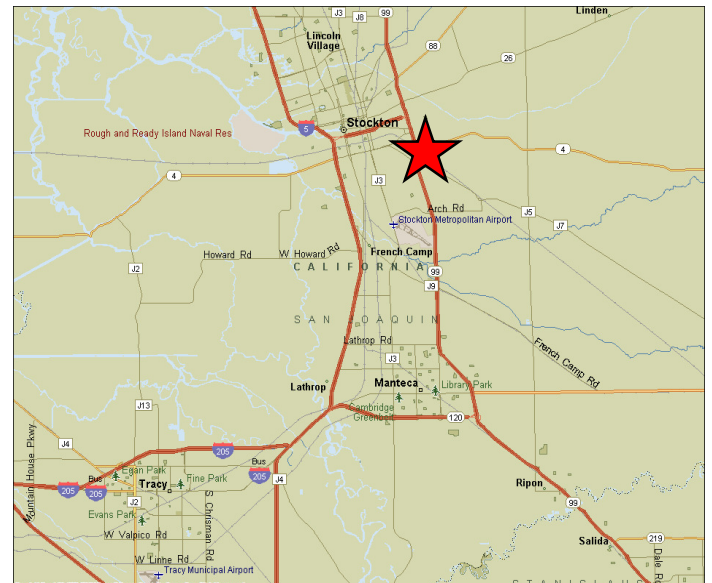
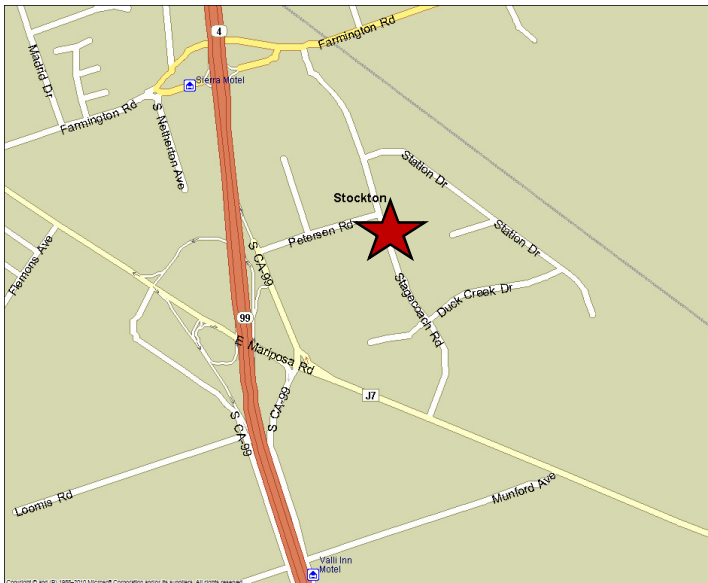
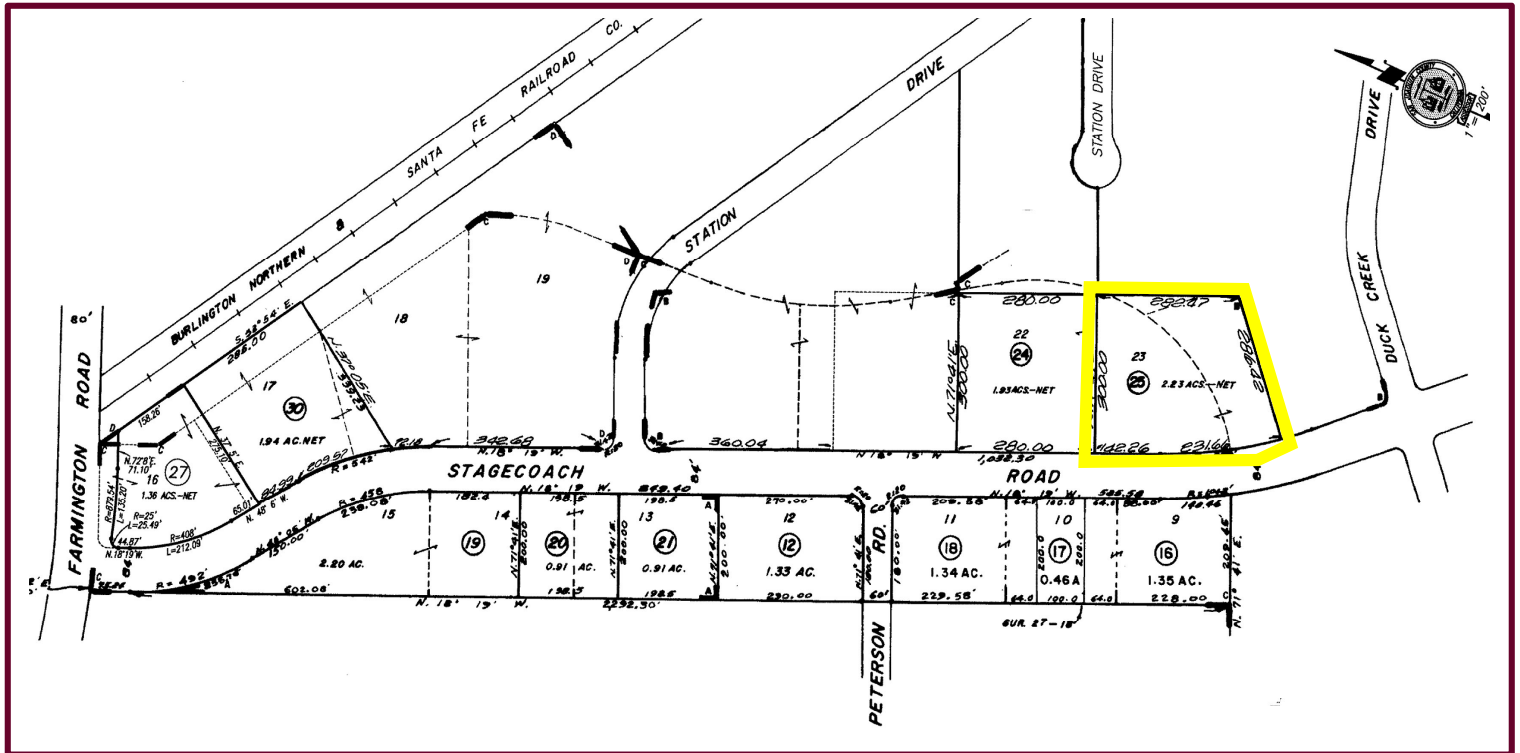
Direct: (209) 983-6838 | Cell: (209) 471-4884

Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it

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**LEE & ASSOCIATES®**  
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