

Investment Summary and Offering Memorandum

4045-4085 Wilcox Road, Stockton, CA



COMMENTS:

- 17,530± SF Metal / Wood Frame Industrial Building
- 100% Occupancy
- 3.5± acres
- Renovated in 2017
- DO NOT DISTURB TENANT / VIEW BY APPOINTMENT ONLY

For More Information, Contact Exclusive Agent:

Darren McFadden

CA DRE Lic #01276439

dmcfadden@lee-associates.com

D 209.983.6821

C 209.598.1180

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Investment Summary

Grant Industrial Park
4045-4085 Wilcox Road
Stockton, CA

Net Operating Income:	\$115,000
Total Building Size:	17,530± SF
Occupancy:	100%
Number of Tenants:	Single
Floors:	One (1)
Sales Price:	\$2,500,000
Cap Rate:	4.62%
Price PSF:	\$142.61



Property Summary

- 17,530± square foot industrial building situated on 3.50± acres of land – APN'S 087-230-08, 087-230-07
- Located in the Grant Industrial Park
- Metal / Wood frame
- Twelve (12) grade level doors with 5 drive through bays
- 4,850± SF showroom / office area including private offices, conference room, breakroom and three (3) restrooms
- 16' – 18' minimum clearance
- Hwy 99 frontage and exposure
- Two (2) monument signs including 40'± freeway sign
- Zoned I-L (Limited Industrial – San Joaquin County)
- Standard urban utilities and services including sewer, storm and water
- Paved / compacted gravel fenced yard
- Leased to The Goodyear Tire and Rubber Company
- Lease term through 1/3/2025 with three (3) renewal options
- Rent increases/inflation protection
- Excellent Hwy 99 access via Cherokee Road

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.

The Good Year Tire and Rubber Company (NASDAQ GT)

The Goodyear Tire & Rubber Company started in 1898 with just 13 workers producing bicycle and carriage tires. From that first bicycle tire, Goodyear quickly grew to become the world's largest tire company, a title it earned in 1916 when it adopted the slogan "More people ride on Goodyear tires than on any other kind." Today, Goodyear has facilities across the world and annual sales of more than \$15 billion.

Goodyear is one of the world's leading tire companies with operations in most regions of the world and one of the most recognized brand names. Together with its U.S. and international subsidiaries, Goodyear develops, manufactures, markets, and distributes tires for most applications. It also manufactures and markets rubber-related chemicals for various applications.

Goodyear is one of the world's largest operators of commercial truck service and tire retreading centers. In addition, it operates approximately 1,100 tire and auto service center outlets where it offers its products for retail sale and provides automotive repair and other services. Goodyear manufactures its products in 47 facilities in 21 countries. It has marketing operations in almost every country around the world.



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Net Operating Income / Budget

Income	
Scheduled Net Income *	\$115,000
Total Income	\$115,000
Operating Expenses	
Property Taxes	Paid By Tenant
Insurance	Paid By Tenant
Landscape Maintenance	Paid By Tenant
Net Operating Income	\$115,000
Purchase Price	\$2,500,000
CAP Rate	4.62%
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Notes:

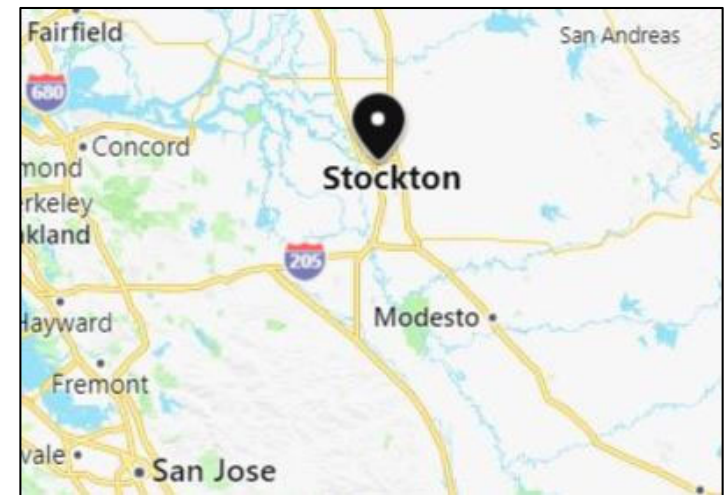
* Based on \$9,625 per month, NNN rent effective as of 1/4/2020.

Property Taxes, Insurance, maintenance, janitorial, garbage and separately metered utilities paid directly by tenant.

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