

# TWO SUITE OFFICE FLEX FACILITY FOR LEASE

1136 & 1140 W. FREMONT STREET, STOCKTON, CA

**AVAILABLE SF:** 4,800± SF  
**OFFICE:** 3,000± SF  
**SHOP:** 1,800± SF  
**ZONING :** I-G, City of Stockton

## FEATURES:

### SUITE 1136:

- 2,415± SF
- Office includes reception, conference room, restroom, breakroom and three (3) private offices.
- 900± SF of warehouse/shop
- One (1) GL Door

### SUITE 1140:

- 2,382± SF
- Office includes reception, breakroom, bullpen, restroom and three (3) private offices.
- 700± SF of warehouse/shop
- One (1) GL Door

## COMMENTS:

Suites can be leased together or separately.

Spacious newly renovated and conditioned office space.

Ideal shop and location with excellent exposure and flexible zoning to allow for a variety of industrial/office users.

Immediate access to I-5/Crosstown Freeway via Fremont Street.



**LEASE RATE:** \$0.85/ PSF, Modified Gross

Guy Grace  
BRE #02045756  
ggrace@lee-associates.com  
D 209.982.4444  
C 925.360.8610

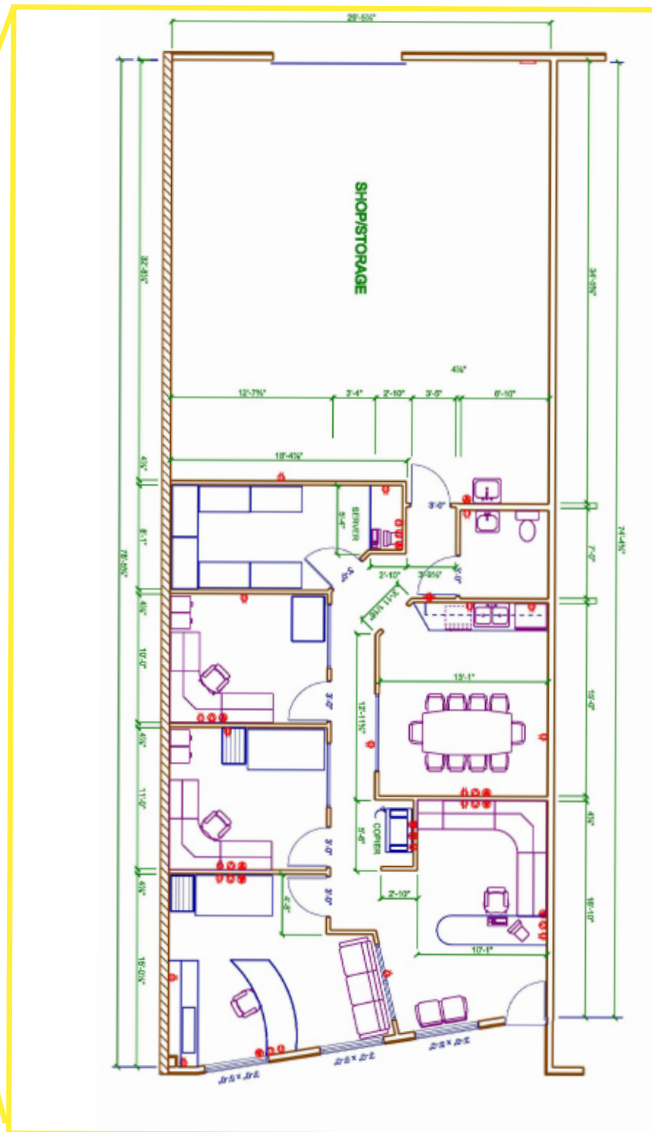
Wendy Coddington, SIOR  
BRE #00592566  
wcoddington@lee-associates.com  
D 209.983.6830

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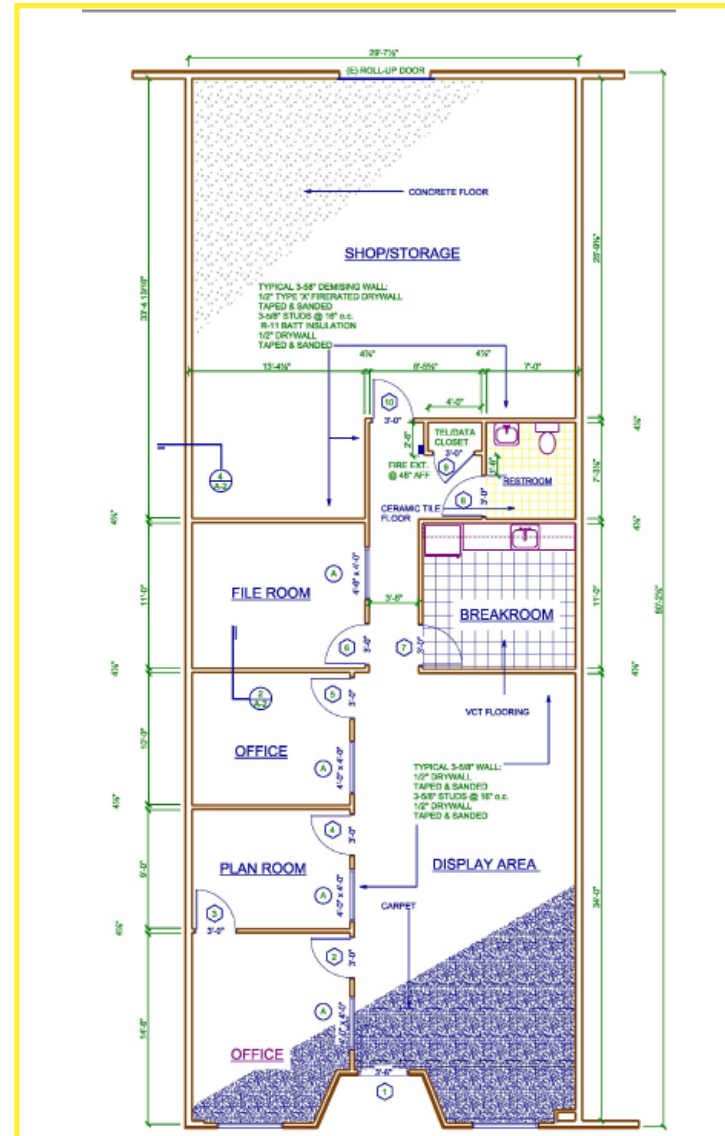
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Suite 1136  
Floor Plan



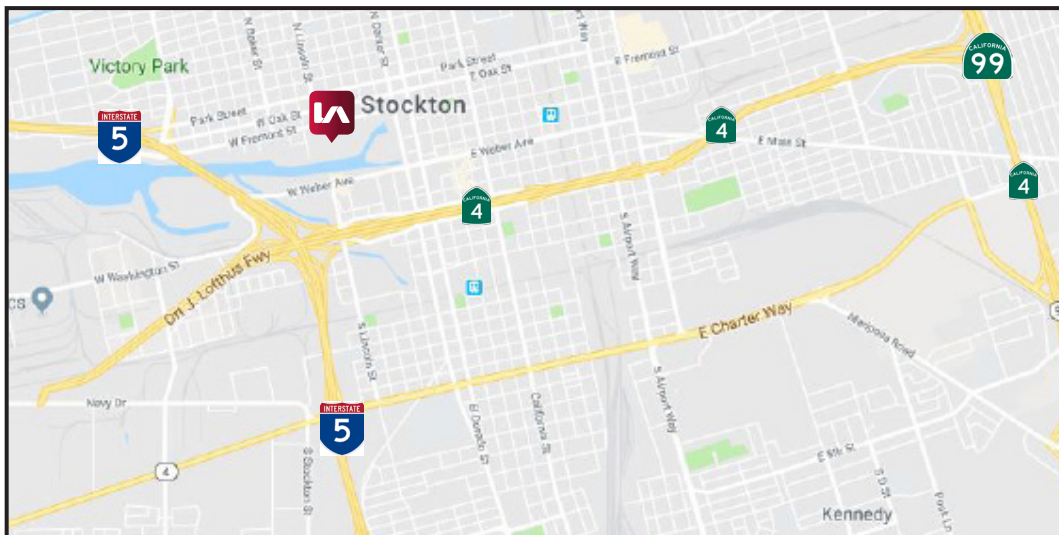
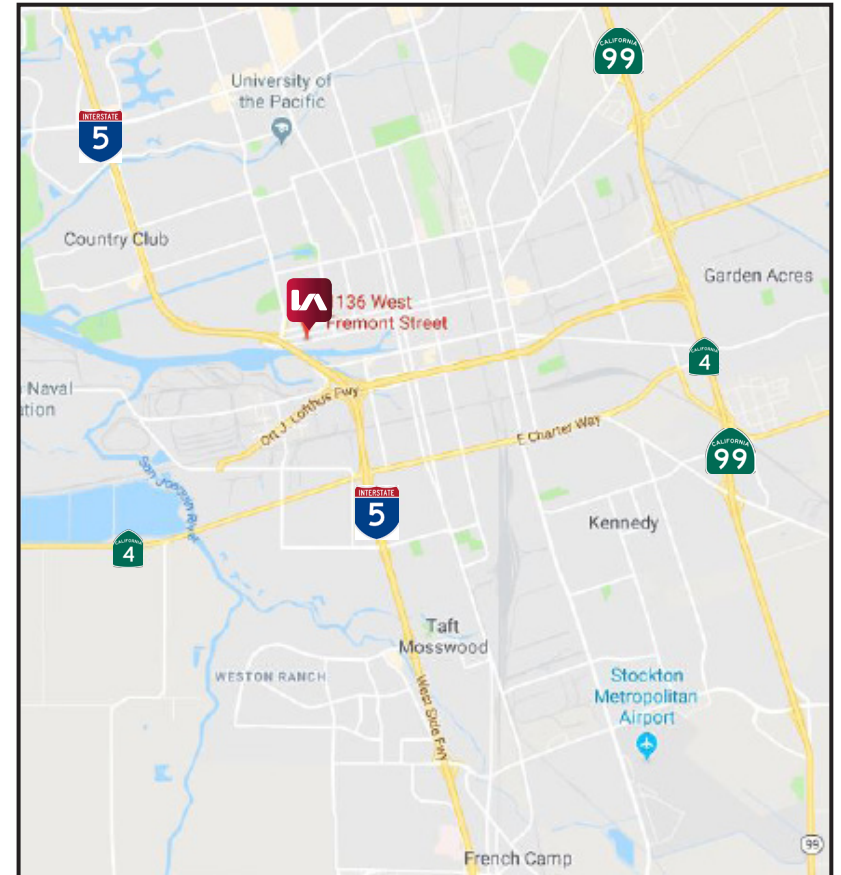
Suite 1140  
Floor Plan



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