

AVAILABLE FOR SALE

540 NORTH HUNTER STREET, STOCKTON, CA

Major Price Reduction!

TOTAL BUILDING SIZE: 23,750± square feet
OFFICE SIZE: 6,600± square feet
LOT SIZE: 1.06± acres
GRADE LEVEL DOORS: Six (6)
CLEAR HEIGHT: 16' – 20'±
POWER: 800 amp, 120/208 volt, 3 phase
ZONING: C-D (Commercial Downtown – City of Stockton)

FEATURES:

- Former Merit Janitorial Supply facility
- Office area includes large showroom area and multiple private offices, conference room, break room, reception area, and restrooms
- Wood frame & stucco construction
- Skylights
- 6,000± sq. ft. of additional mezzanine storage
- Centrally located with easy access to downtown Stockton, I-5 and Hwy 99 via Crosstown Freeway
- Located one block east of El Dorado Street at the corner of North Hunter Street and East Oak Street

SALE PRICE: ~~\$850,000~~ **\$600,000**



For Further Information, Contact:

Darren McFadden

BRE #01276439

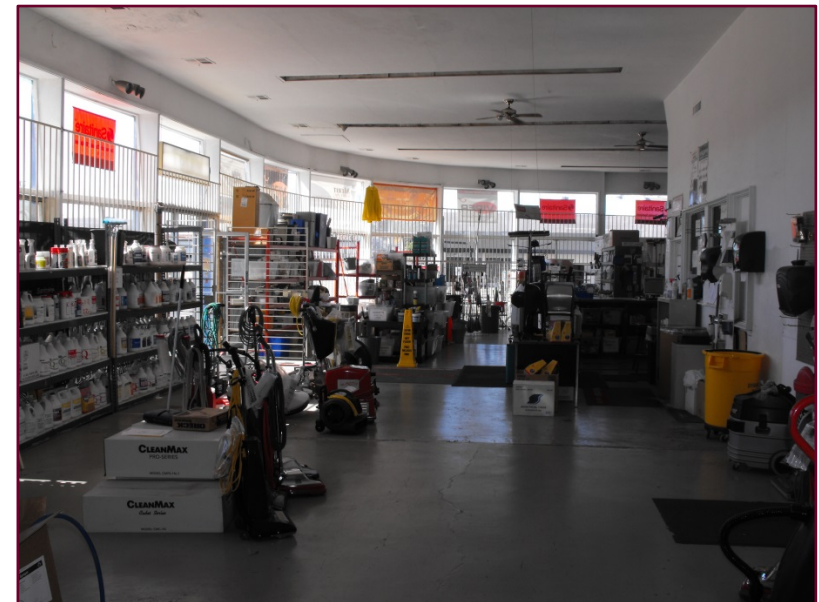
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Lee & Associates-Central Valley, Inc.
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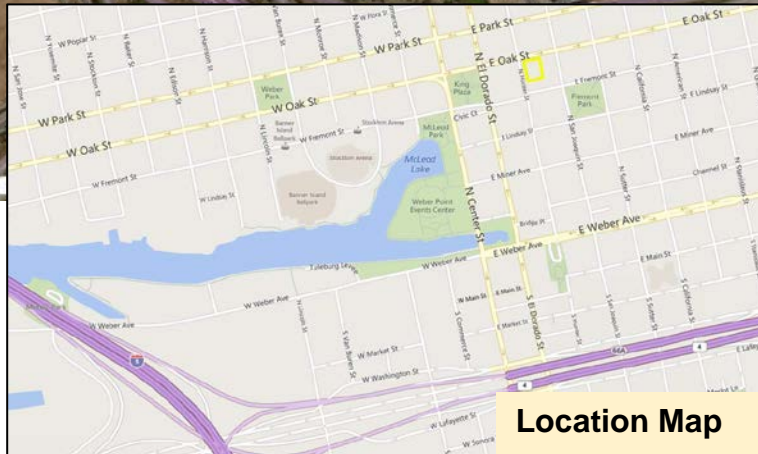
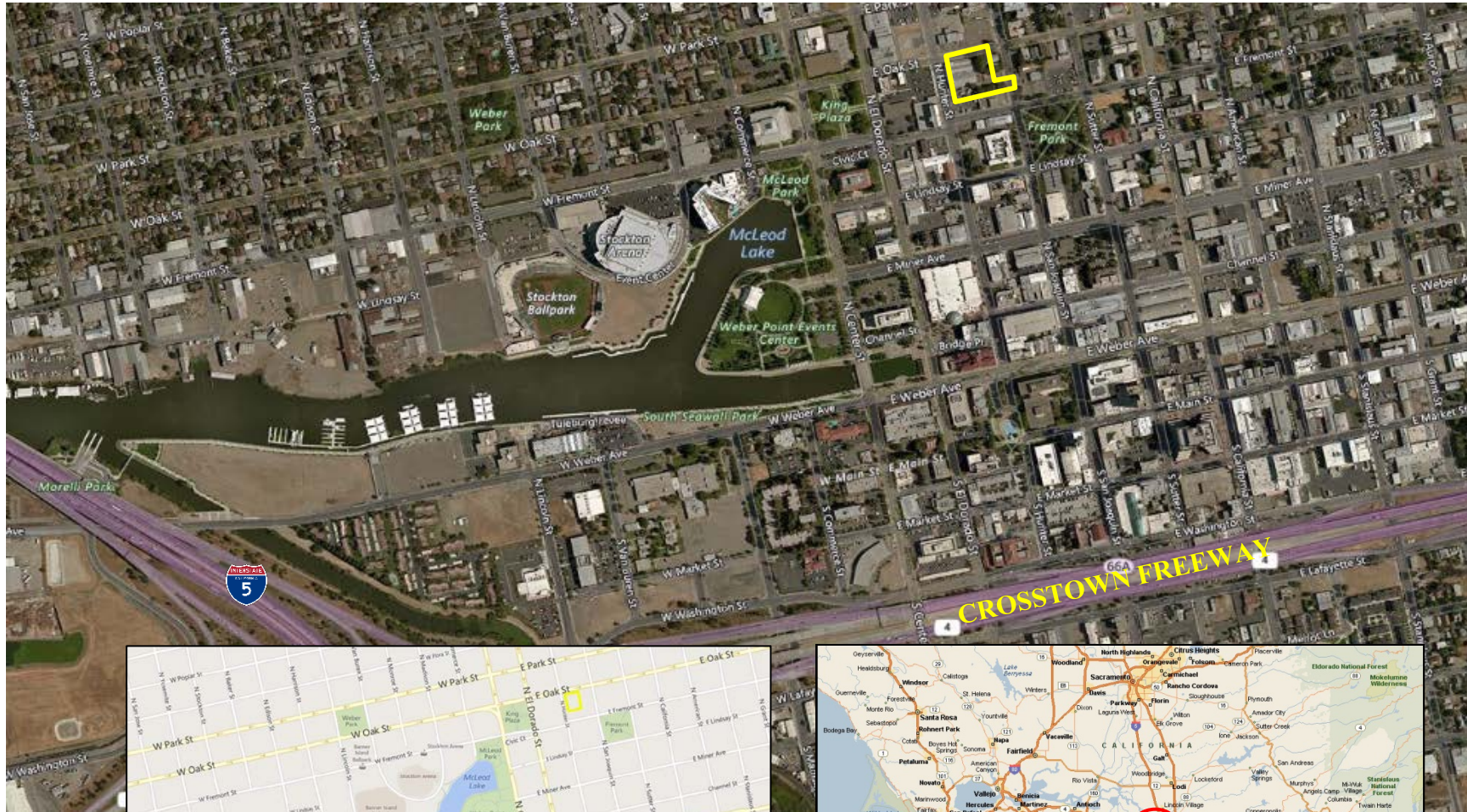
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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

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Location Map



Regional Map

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