



For Lease: $\pm 2,500$ SF Office with $\pm 15,000$ SF of Yard

3717 West Lane

Stockton, CA 95204

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Accelerating success.

PROPERTY SPECIFICATIONS

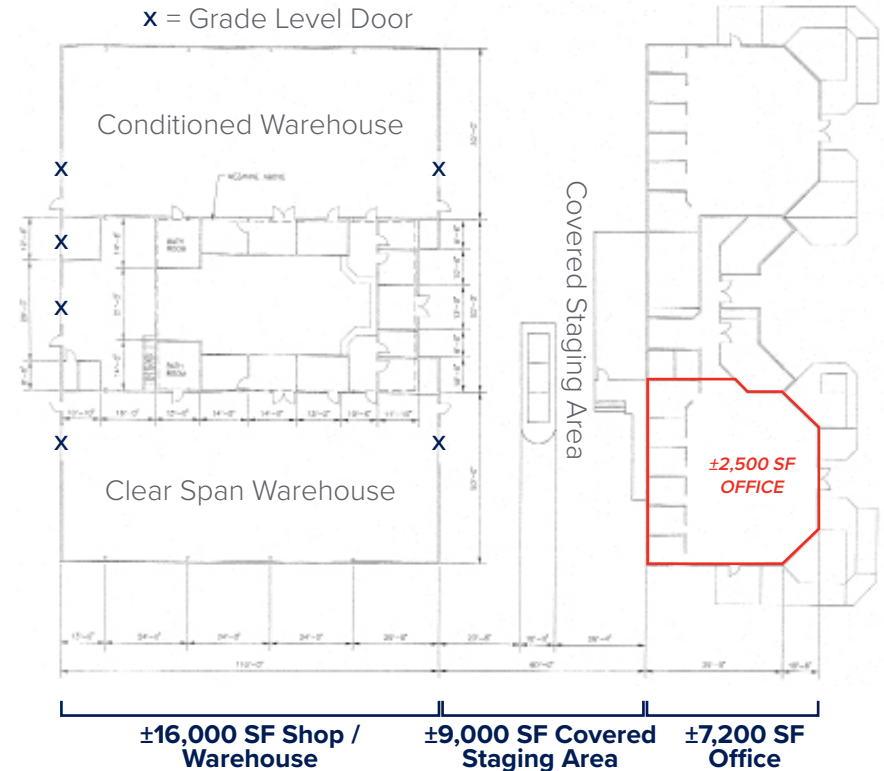
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Building Size:	±23,200 SF (not including covered staging area)
Available:	±2,500 SF conditioned office with ±15,000 SF fenced & paved yard
Parcel Size:	±3.0 acres
Shop / Warehouse:	±16,000 SF demised into three (3) separate units which includes parts room, offices and restrooms. Portion of warehouse is conditioned.
Office:	±7,200 SF including seven (7) private offices, bullpen area, three (3) restrooms, reception area, break area & insulated ceiling
Covered Staging Area:	±9,000 SF
Clear Height:	16' - 18'
Column Spacing:	Clear span
Warehouse Lighting:	LED
Sprinklers:	0.200 GPM / 1,200 SF
Indicated Power:	800 amps, 120/208v, 3-phase
Parking Lot:	LED lighting, paved & fenced
Signage:	Monument sign fronting West Lane
HVAC:	New
Roof:	Sealed in 2020
Zoning:	C-A, Commercial Auto (City of Stockton)

LEASE RATE: \$6,800 per month, Gross
Owner May Consider Selling

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PROPERTY PHOTOS

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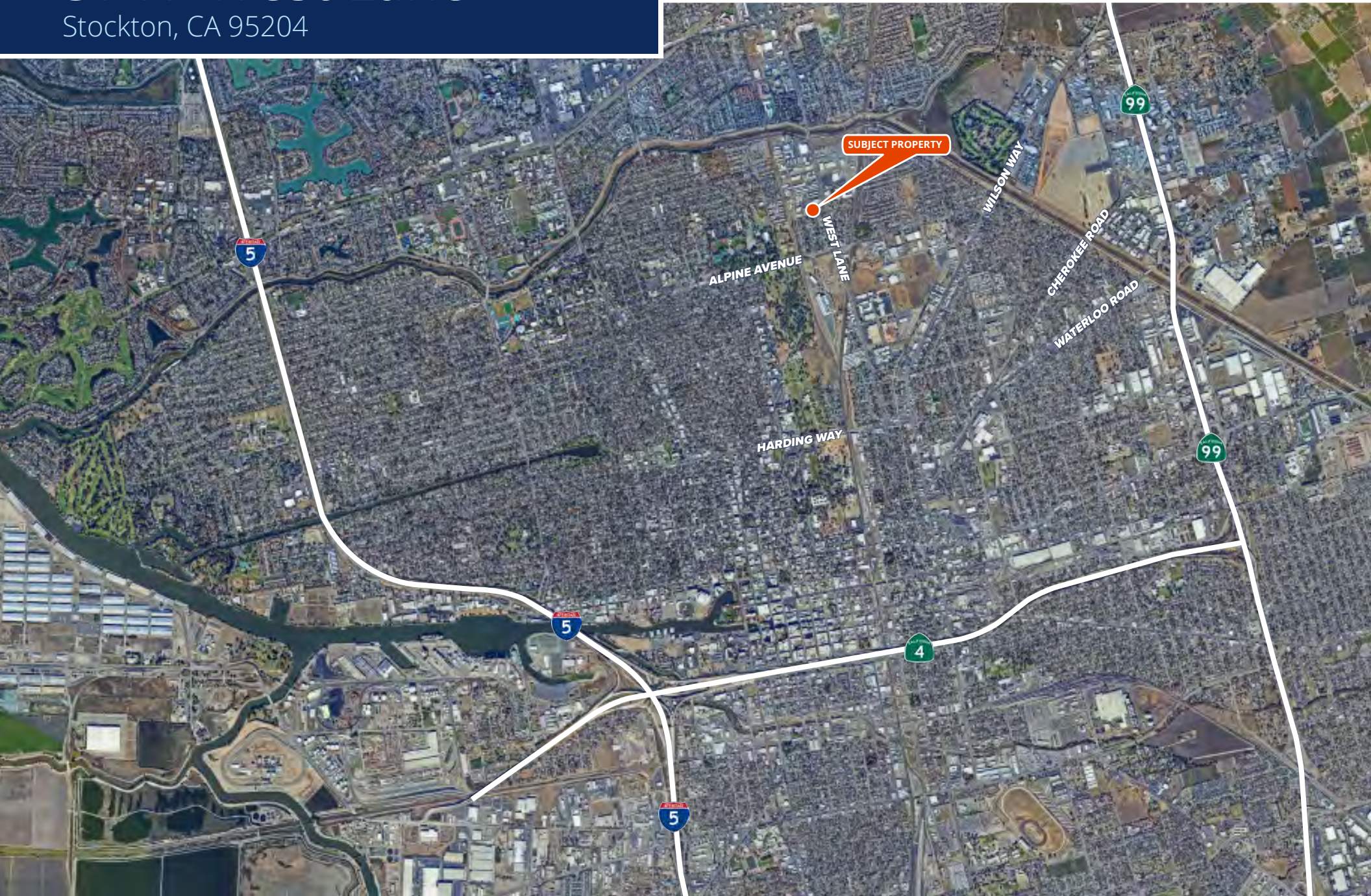


PROPERTY PHOTOS

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