

OFFICE/SHOP

TO BE LEASED



2490 Picolli Road, Stockton, California

ALL AMOUNTS ARE MONTHLY LEASE RATES

<u>UNIT</u>	<u>SQ FT</u>	<u>1 YEAR .90</u>	<u>3 YEAR .85</u>	<u>5 YEAR .80</u>
1 or 9	2,208	\$1,987	\$1,877	\$1,766
2 or 4	4,224	\$3,802	\$3,590	\$3,379
6	6,336	\$5,702	\$5,386	\$5,069
6+9	8,544	\$7,690	\$7,262	\$6,835
4 – 6	10,560	\$9,504	\$8,976	\$8,448
4 – 9	12,768	\$11,491	\$10,853	\$10,214
ALL	19,200	\$17,280	\$16,320	\$15,360

(3% Annual Increase applies to all multi year leases)

UTILITIES: Tenant Pays PG&E & a prorated share of Water/Sewer, Fire Alarm Service Expenses and Landscape Maintenance

OTHER EXPENSES: Owner Pays Real Estate Taxes and Fire Insurance on Real Property

Zoning: I-L (Limited Industrial) (County)

Comments: ***NEWER INDUSTRIAL SPACE RIGHT OFF HIGHWAY 99.**
Space includes a small air-conditioned office and handicap bathroom.*

Contact Exclusive Agent:

Chuck Lantzner

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