



For Lease

HIGH VISIBILITY SALES SERVICE/INDUSTRIAL OUTDOOR STORAGE SITE ON ±4.3 ACRES

1808 E. Mariposa Road

Stockton, CA 95205

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STONE VALLEY
INVESTMENTS

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Accelerating success.

PROPERTY SPECIFICATIONS

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SITE & BUILDING FEATURES

Building Size:	±8,900 Sq. Ft.
Acres:	±4.3 acres
Shop:	±2,800 Sq. Ft. (47' x 60')
Office:	±4,900 Sq. Ft. (includes ±900 Sq. Ft. second floor) consisting of ±3,000 Sq. Ft. showroom, four (4) private offices, two (2) restrooms, two (2) conference/training rooms and a breakroom
Canopy:	±1,200 Sq. Ft. (60' x 20) clear span
Construction:	Steel frame metal
Yard:	Asphalt, compacted gravel, fully fenced & lit
Grade Level Doors:	One (1) 12' x 14'
Clear Height:	±16' - 20'
Clear Span:	Yes
Indicated Power:	TBD
Warehouse Lighting:	Fluorescent
Insulation:	Yes
Skylights:	Eight (8)
Auto Parking:	±28 striped stalls (expandable)
Wash Bay:	Pressure Washer / Steam Cleaner
Water:	Cal Water
Sewer:	Septic
Storm:	On-site
Power/Natural Gas:	PG&E
Zoning:	I-G, General Industrial (San Joaquin County)

STAA  approved truck route with over 11,000 ADT and prominent signage opportunity



PROPERTY PHOTOS

1808 E. Mariposa Road

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PROPERTY LOCATION

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The site benefits from **immediate access** to Interstate  & Highway  via Charter Way / Mariposa Road.





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