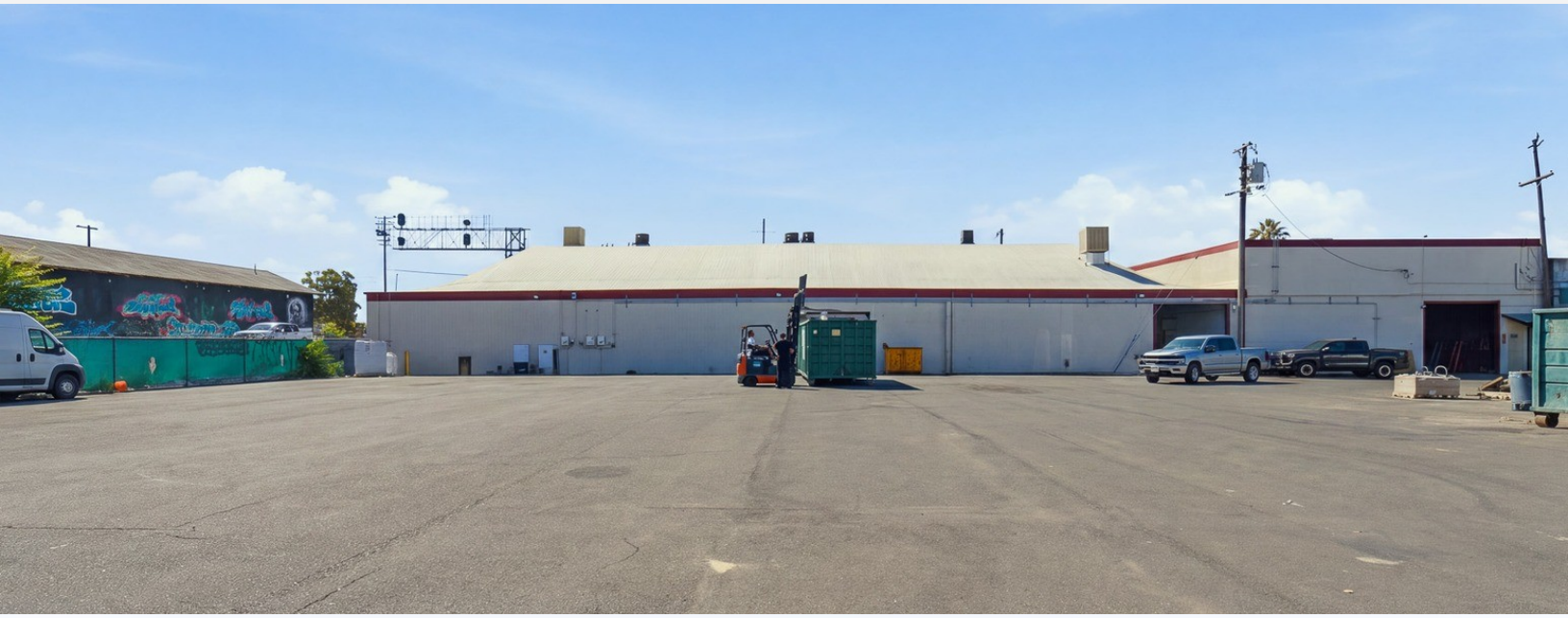
THE ELEVATED PROPERTY GROUP

KW COMMERCIAL

For Sale or Lease



945 E. Lindsay Street Stockton, CA

Rare owner/user opportunity to acquire a ±24,200 SF four-building industrial property on a 1.49-acre fully paved and fenced parcel in central Stockton. Buildings of ±15,000, ±5,000, ±3,600, and ±600 SF allow an operator to separate production, storage, shop, and support functions across discrete structures rather than subdividing a single span. At approximately 37% coverage the site retains a substantial secured yard ideal for trucking, distribution, contractor, service, or fleet-based operators, difficult to replicate in the Central Valley at this price point. IL (Industrial Limited) zoning permits a wide variety of uses. The site is adjacent to an active Union Pacific main line, minutes from the Crosstown Freeway and Highway 4 interchange (Broker/Buyer to confirm).

Links

Property Photos

Zoning Code

Shown By Appointment Only
Do Not Disturb Tenant

- ± 24,200 SF across four separate buildings
- 1.49-acre fully paved and fenced site
- 14' to 20' clear, six grade-level doors
- ± 5,000 SF of remodeled office
- 400 amp and 200 amp, 120/208V 3-phase
- Roof and HVAC replaced on the main building
- New perimeter fencing, repaved yard, LED, skylights
- Security cameras covering the entire premises

Property Details

Property Address	945 E. Lindsay Street	RBA	24,200 SF
City, State, Zip	Stockton, CA 95202	Tenancy	Single
Price	$3,158,800	Year Built	1979
Lease Rate	Call For Pricing Guidance	Zoning	IL (Industrial Limited)
Lot Size	1.49 Acres	APN	151-100-090

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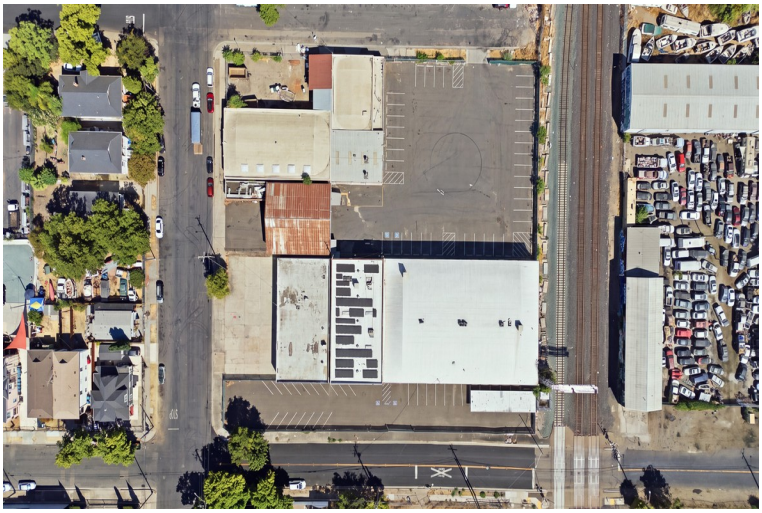
All information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. Square footage, dimensions, clear height, power, zoning and site data are approximate and should be independently verified by Buyer or Tenant.

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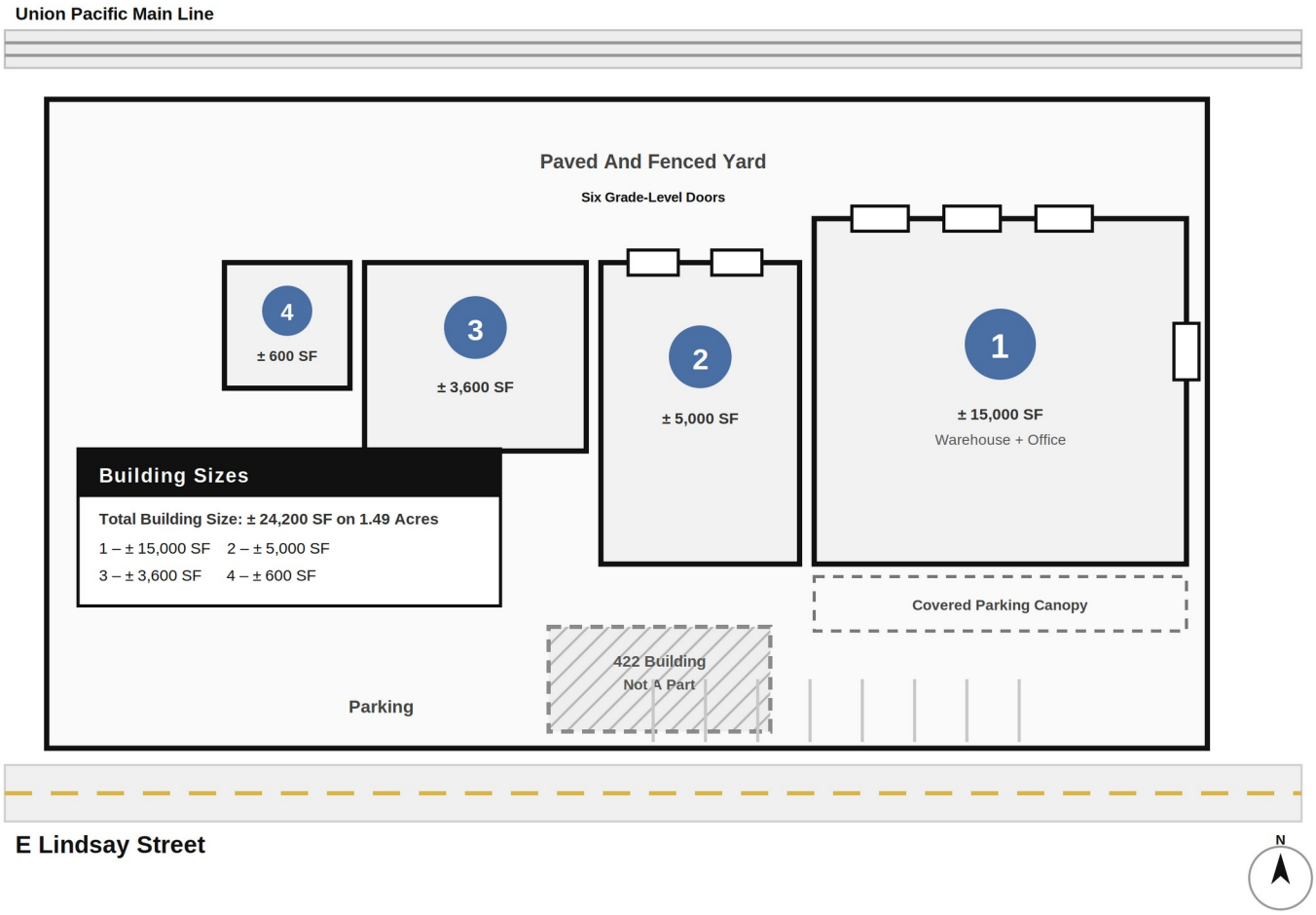


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Site Plan

Not To Scale



Building	Use	Building Size
1	Warehouse and office	± 15,000 SF
2	Warehouse	± 5,000 SF
3	Warehouse	± 3,600 SF
4	Support building	± 600 SF
Total	**Four buildings on 1.49 acres, APN 151-100-090**	**± 24,200 SF**

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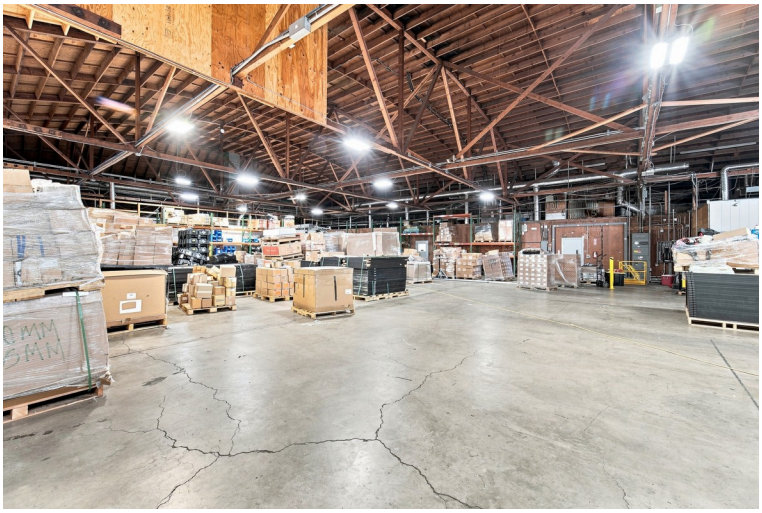
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