

FOR LEASE

# 4243 ARCH ROAD

STOCKTON, CA

±12,000 SF WAREHOUSE WITH OFFICE BUILDING

PLANNED BUILDING IMPROVEMENTS

ACCESS TO CA HWY 99

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# **FOR LEASE** 4243 ARCH ROAD STOCKTON, CALIFORNIA



## **PROPERTY SUMMARY**

 $\pm$ 12,000 SF warehouse facility within the core industrial area of Stockton, California available for lease. The subject property is optimal for a variety of tenant uses.

#### **PROPERTY HIGHLIGHTS**

- Well-located building on Arch Road with great access to CA Highway 99
- Desirable size for a variety of tenant uses
- ±12,000 SF warehouse building on ±0.94 Acres
- Concrete padding/loading areas
- ±16' to 18' clearance height
- Four (4) grade-level doors (3 Doors are 12'x14' and 1 Door is 10'x10')
- Direct access to area highways (CA Hwy 99, 4, I-5)
- Close proximity to BNSF intermodal facility and Stockton Metro Airport
- Planned Improvements:
  - Exterior paint & facade
  - Office & restroom
  - HVAC Rehab
  - Concrete driveway improvements

### **PROPERTY INFORMATION**

Asking Price: Contact Broker

Space Available: ±12,000 SF

APN: 179-260-440

Parcel Size: ±0.94 Acres

Building Size: ±12,000 SF (±100' X ±120')

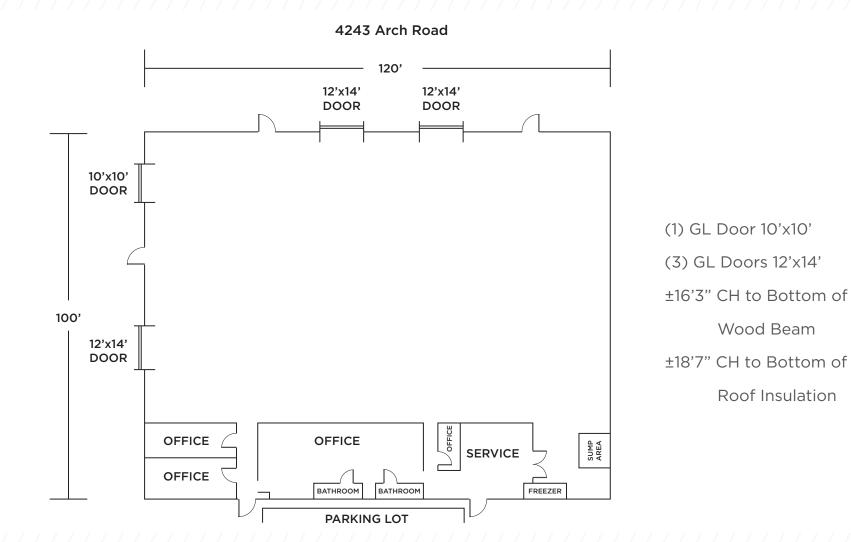
Divisibility: Divisible to approx. ±6,000 SF (±100' X ±60')

Zoning: IL (Industrial Limited)

Year Built: 1987

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## SITE PLAN ±12,000 SF WAREHOUSE / OFFICE BUILDING





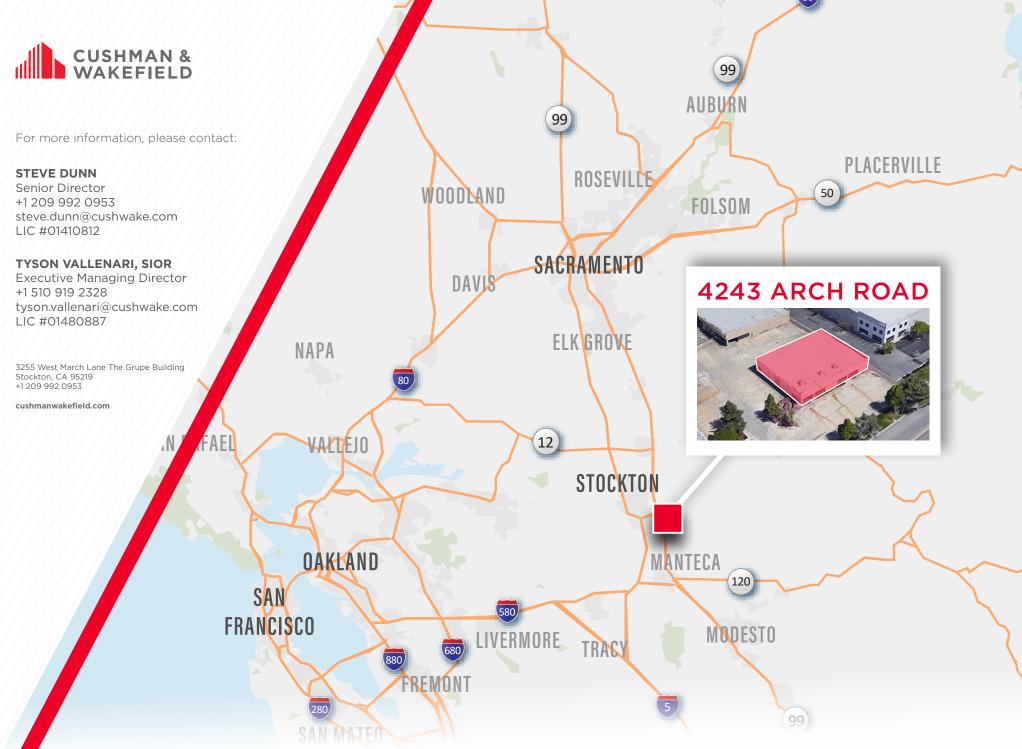
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#### **MARKET VIEW**

SURROUNDING TENANTS



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