

INDUSTRIAL WAREHOUSE | FOR LEASE

4217 CORONADO AVENUE, SUITE E, STOCKTON, CA



LISTING DATA:

TOTAL BLDG. SF: 11,966± square feet
AVAILABLE SF: 2,066± square feet (SUITE E)
LAND SIZE: .62± Acres
OFFICE SF: 600± SF with 2 restrooms
CLEAR HEIGHT: 14'±
INDICATED POWER: 100 amp, 120/208 volt, 3 phase
TOTAL GL DOOR: One (1) 10' x 12'
ZONING: I-G (General Industrial - City of Stockton)

ECONOMIC DATA:

Lease Rate: \$.80 PSF, NNN

AVAILABLE: JUNE 1, 2026

SHOWN BY APPONTMENT ONLY | DO NOT DISTURB TENANT

CONTACT: Darren McFadden

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FEATURES:

- UNDER NEW OWNERSHIP/MANAGEMENT
- Glass storefront entries
- 5 Unit Multi-Tenant Building
- Separately metered electrical
- Suites vary in office size/configuration with at least one (1) restroom per unit
- One (1) grade level door per unit



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

