

For Lease



TRANSPORTATION / OUTDOOR STORAGE SITE W/ $\pm 3,200$ SF SHOP ON ± 8.96 ACRES

2327 S. Mariposa Road

Stockton, CA 95205

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Accelerating success.

PROPERTY SPECIFICATIONS

2327 S. Mariposa Road

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SITE & BUILDING FEATURES

Shop Building Size:	±3,200 SF
Office:	±280 SF
Restrooms:	Two (2)
Acres:	±8.96 acres
Grade Level Loading:	Two (2) rolling doors (22' w x 14' h)
Lighting:	T-5
Column Spacing:	Clear span
Clear Height:	±14' - 20'
Construction Type:	Steel frame, metal
Indicated Power:	200 amps, 240v
Excess Yard:	Partially paved / compacted gravel, fenced & lighted
Gas & Electric:	PG&E
Zoning:	I-L, Limited Industrial (San Joaquin County)
Features:	Excellent facility for outdoor storage / parking
	Secured yard
	Close proximity to Interstate 5 & HWY 99
	Electrical distributed throughout

ALLOWABLE ZONING USES

I-L Zone. The Limited Industrial (I-L) Zone is intended to provide for light impact manufacturing, warehousing, wholesaling, construction contracting, and distribution uses. Activities within this zone have external physical effects that are generally restricted to the immediate area, are compatible with surrounding uses, are conducted entirely within enclosed buildings. Business and professional offices are permitted within this zone as a secondary use. This zone implements the Limited Industrial land use designation of the General Plan.

P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table." - = Not permitted

Feed and Grain Sales	Z
Agricultural Warehousing	A
Automotive Sales and Service	A
Towing and Impound	C
General Construction Services	A
Outdoor Storage	A
Farm Machinery Sales or Repair	A
Heavy Equipment Sales or Repair	A
Freight and Truck Terminals	A
Repair Service	Z
Building Materials and Supplies	A
Truck Parking & Washing	A
Truck Repairs	A
Truck Sales and Rentals	A
Warehouse, Storage and Distribution	A

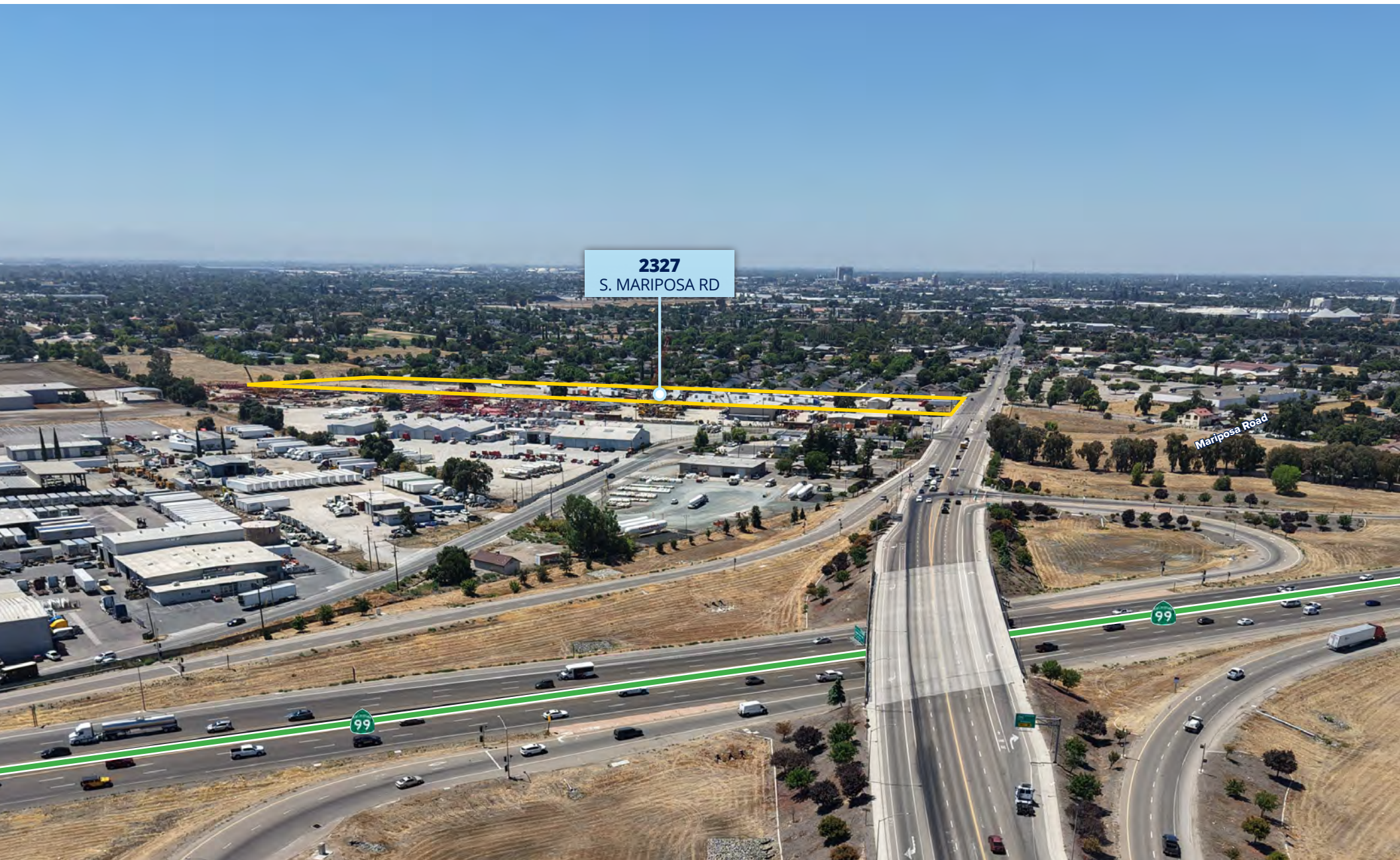
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HWY 99 ACCESS

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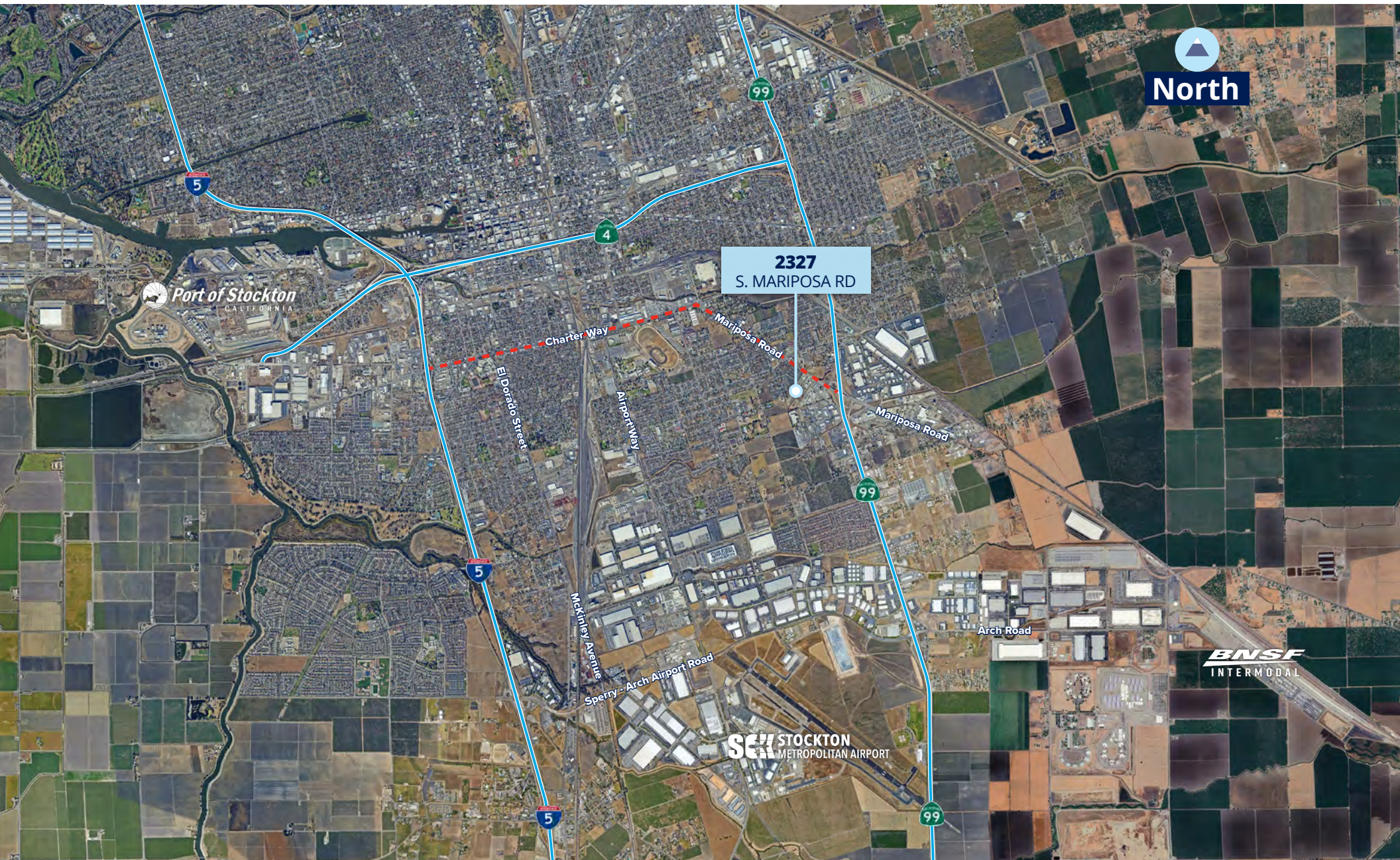


PROPERTY LOCATION

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