



# FOR LEASE

**\$7,000 Per Month**  
(Units can be leased separately or together)

Now available for lease, Deadass Junction offers a flexible industrial opportunity consisting of two side-by-side masonry warehouse units that can be leased individually or combined. Each unit features approximately 4,000 square feet of warehouse space plus a 3,760 square foot private, gated yard, making this ideal for users needing both interior and exterior storage.

The units are connected via an interior door, allowing for seamless expansion into an 8,000 square foot contiguous space.



## PROPERTY HIGHLIGHTS

- 15,520 Lot Sq. Ft. \*Per Landlord
- Each Warehouse is 4,000 Sq. Ft. w/ 3,760 Sq. Ft. Yard Space
- Additional secured storage container in rear yard.
- New Gas Lines
- 3 Phase Power and 400 amp Service
- Automatic Roll-Up Doors in Front & Back (16'x11'6")
- Restrooms with Washer Hook-Up
- Office Space
- Multiple Skylights
- Zoned Commercial Downtown \*Check with City of Stockton Planning for Uses\*

## LOCATION HIGHLIGHTS

- Immediate access to Crosstown Freeway
- Direct connectivity to Interstate 5 and Highway 99
- Central location for regional distribution and logistics
- Convenient access for trucks and service vehicles

## LEASE DETAILS

- Units can be leased separately or together
- Competitive lease rates (Contact Landlord For Details)
- Availability: Immediate

## CONTACT

For additional information or to schedule a tour, please contact:



**Steve Werner, Broker**

DRE #00706727

Direct: (209) 608-1120

Email: [steve@wernerproperties.com](mailto:steve@wernerproperties.com)



**Chris Werner, Realtor®**

DRE #01972783

Direct: (209) 670-5778

Email: [chris@wernerproperties.com](mailto:chris@wernerproperties.com)