

# SHOP, OFFICE AND YARD FOR LEASE

2467 E. MARIPOSA ROAD, STOCKTON, CA

## COMPLETELY REFURBISHED/RENOVATED!

### FEATURES:

- **Shop:** 5,000± SF (50' x 100')
- **Office:** 250± SF with One (1) restroom
- **Doors:** Four (4) 12' x 14' GL doors
- **Power:** 100 amp, 120/208 volt single phase
- **Yard:** 1.25± Acres
- LED lighting and skylights in shop
- Insulated shop
- Airlines distributed throughout
- Completely fenced, secured lit yard w/ electric gate
- Ideal for light repair, storage, construction/contractors sales or equipment operation
- Hwy 99: 0.5± miles East @ Mariposa Road

### **CONTACT:**

Jim Martin, SIOR  
BRE #01214270  
jmartin@lee-associates.com  
D 209.983.4088  
C 925.352.6948

**LEASE: \$9,500.00 PER MONTH, GROSS**



# SHOP, OFFICE AND YARD FOR LEASE

2467 E. MARIPOSA ROAD, STOCKTON, CA

## INTERIOR PHOTOS

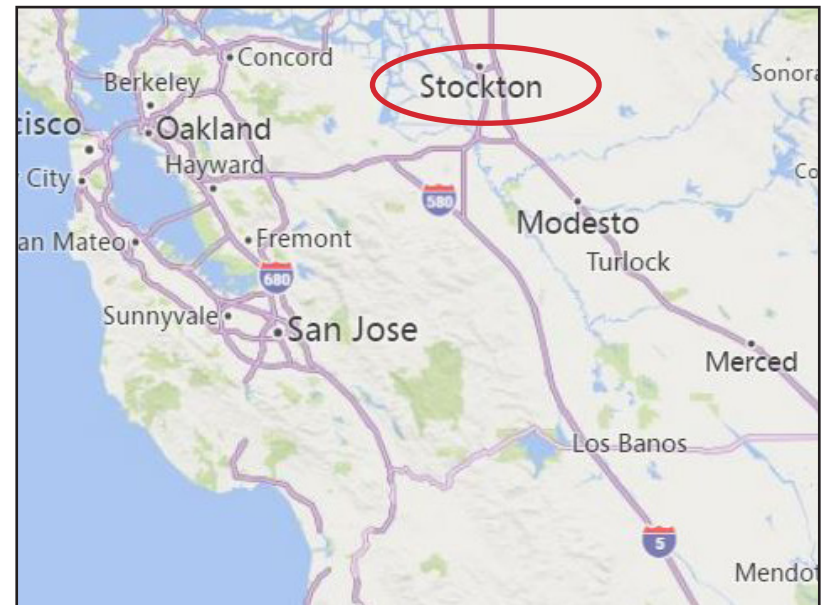
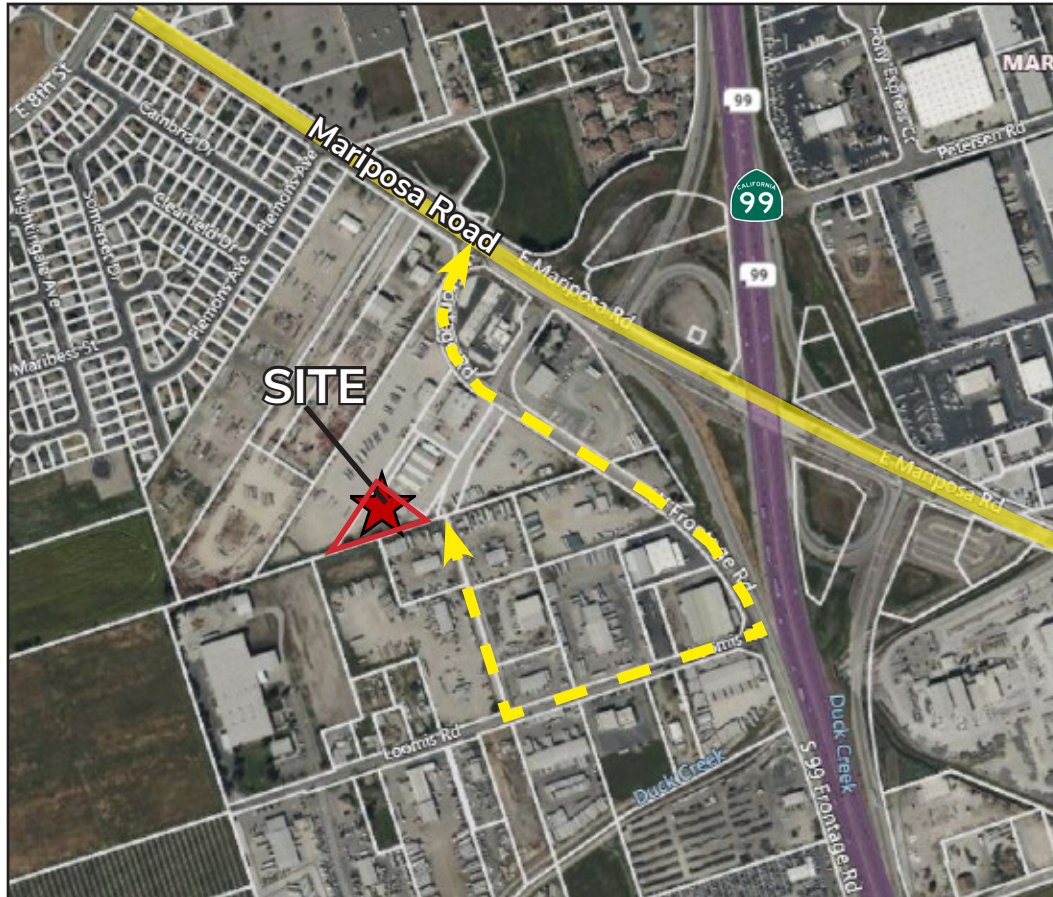


Jim Martin, SIOR  
BRE #01214270  
jmartin@lee-associates.com  
D 209.983.4088  
C 925.352.6948



# SHOP, OFFICE AND YARD FOR LEASE

2467 E. MARIPOSA ROAD, STOCKTON, CA



Jim Martin, SIOR  
BRE #01214270  
jmartin@lee-associates.com  
D 209.983.4088  
C 925.352.6948

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.