

# WEST LANE BUSINESS CENTER FOR LEASE: LIGHT INDUSTRIAL, SALES SERVICE UNITS

Under New Ownership:



BUILDING B

BUILDING A

EXCLUSIVE BROKERS

2538 WEST LANE, STOCKTON CA 95205

## WES WIDMER, SIOR

+1 209 598 0331  
wes.widmer@colliers.com  
CA License No. 01315686

## ALEX HOECK, SIOR

+1 209 851 1191  
alex.hoeck@colliers.com  
CA License No. 01943853

## RYAN MCSHANE, SIOR

+1 209 483 9851  
ryan.mcshane@colliers.com  
CA License No. 01295796

## MIKE GOLDSTEIN, SIOR

+1 209 475 5106  
michael.goldstein@colliers.com  
CA License No. 01319234



## PROPERTY FEATURES

- Total Building Size - ±42,395 SF
- Building A Size - ±14,479 SF
- Building B Size - ±27,616 SF
- Attractive Glass Storefronts
- Fenced & Secured
- Sprinklers - Wet System
- Fluorescent Lighting
- 12' - 14' Clear Height
- Grade Level Loading (12' x 14')
- Auto Parking - 88 Stalls
- Zoning - I-G, General Industrial
- Office & Showroom
- Centrally Located in the El Pinal Industrial Park
- Signage Opportunity

## NEWLY COMPLETED RENOVATIONS

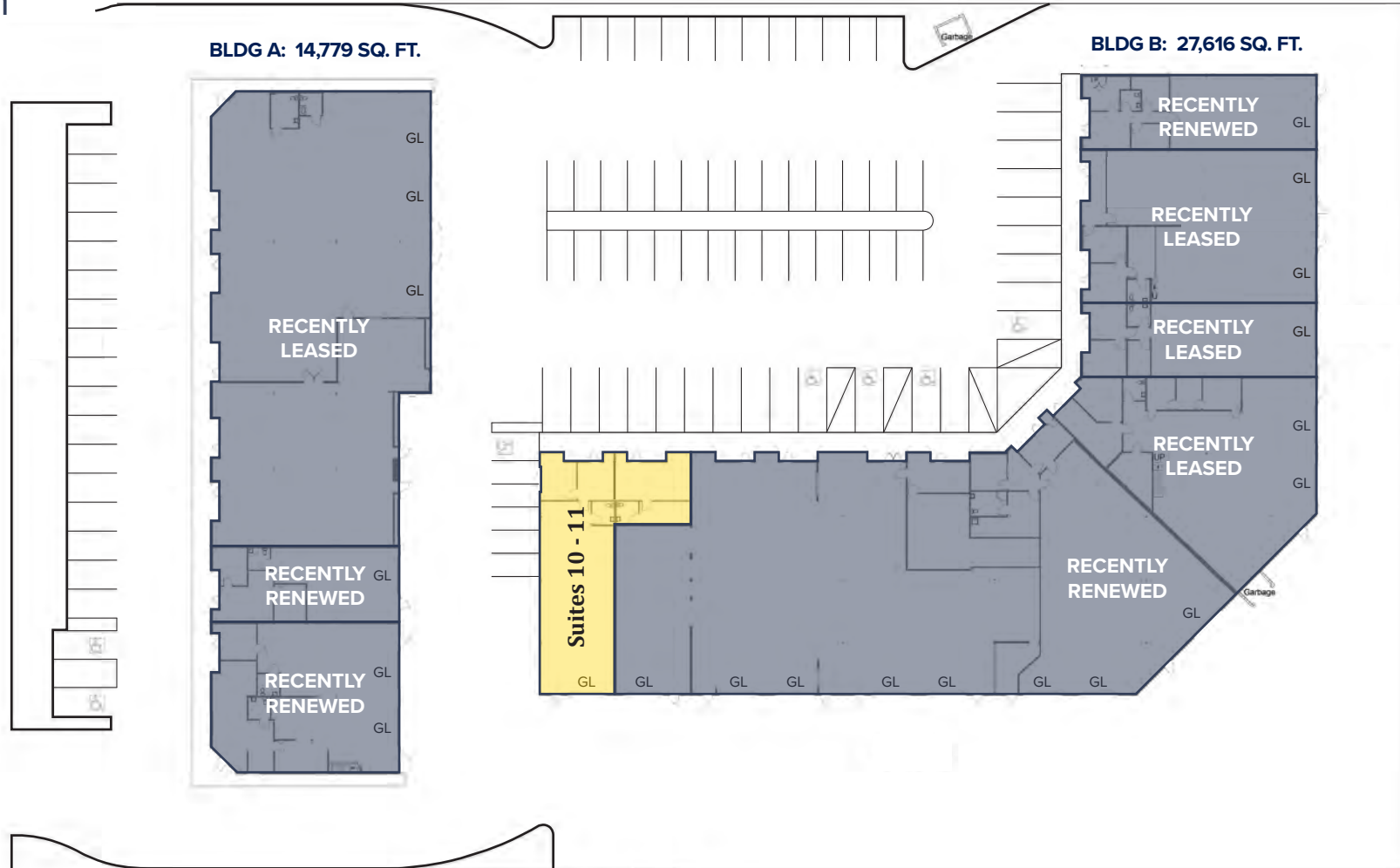
- New Fence with Security Gates
- Painted Buildings
- Striped Parking
- New Warehouse and Office Improvements Planned in Vacant Units
- Upgraded Landscaping

## RECENT TRANSACTIONS

- Adapt Health
- Pro Access
- Cal Tint
- Graystone Monuments
- Jaguar Heating & Air

# WEST LANE BUSINESS CENTER

## Site Plan



### AVAILABILITIES

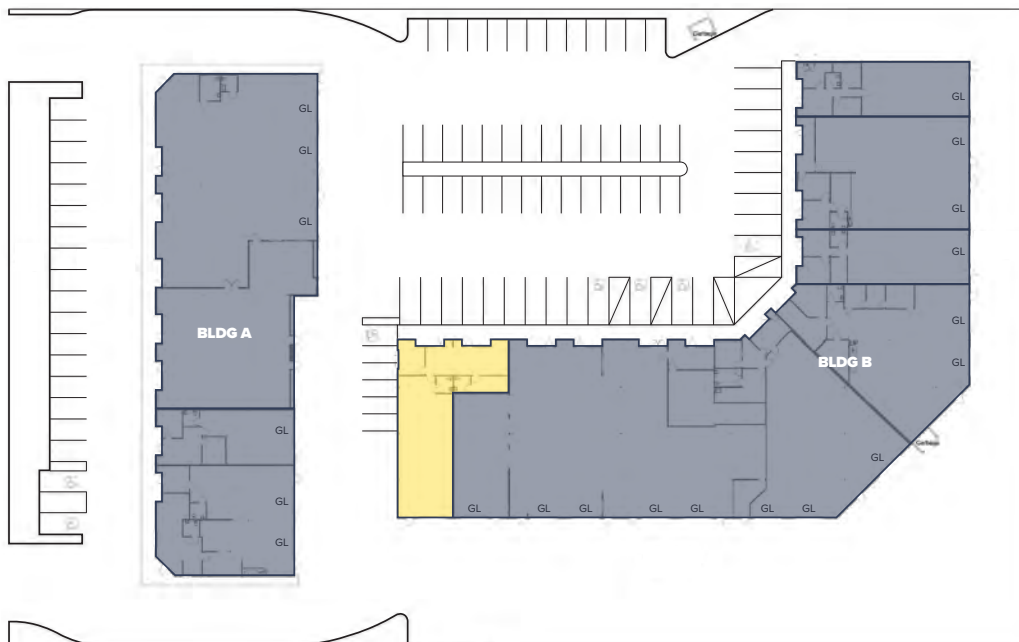
- AVAILABLE  - LEASED

BUILDING	SUITES	TOTAL SF	OFFICE / SHOWROOM SF	WAREHOUSE SF	ASKING RENT	RENT TYPE	DATE AVAILABLE
B	10 - 11	±2,406	±720	±1,686	\$1.15 PSF/MO	INDUSTRIAL GROSS	NOW

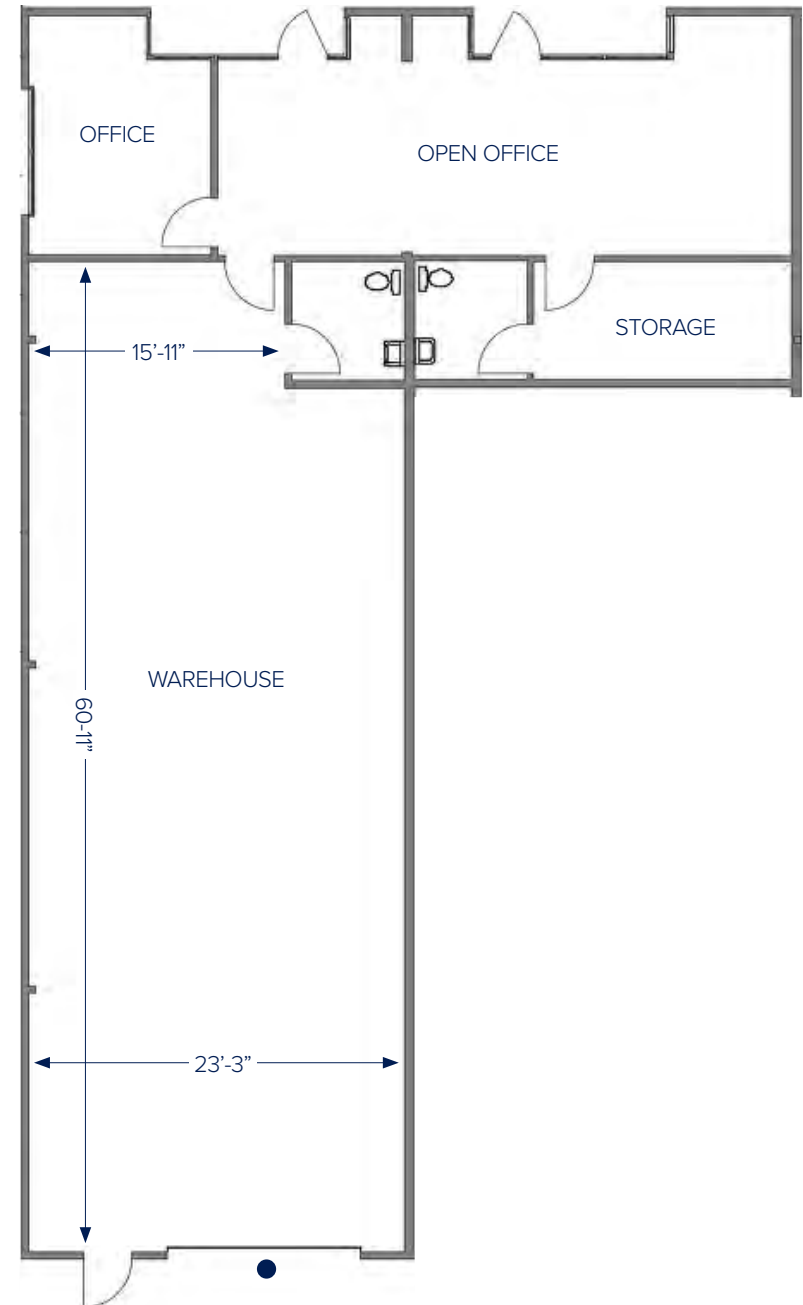
# WEST LANE BUSINESS CENTER

## Floor Plan - Building B - Suite 10 - 11

- ±2,406 Total SF
- ±720 Office SF
- ±1,686 Warehouse SF
- 1 Grade Level Doors (12' x 14')
- ±12' - 14' Clear Height
- 200 amps, 120/208v, 3-phase indicated power
- LED Lighting
- Asking Rent - \$1.15 psf, Industrial Gross
- Available Now



● - GRADE LEVEL DOORS



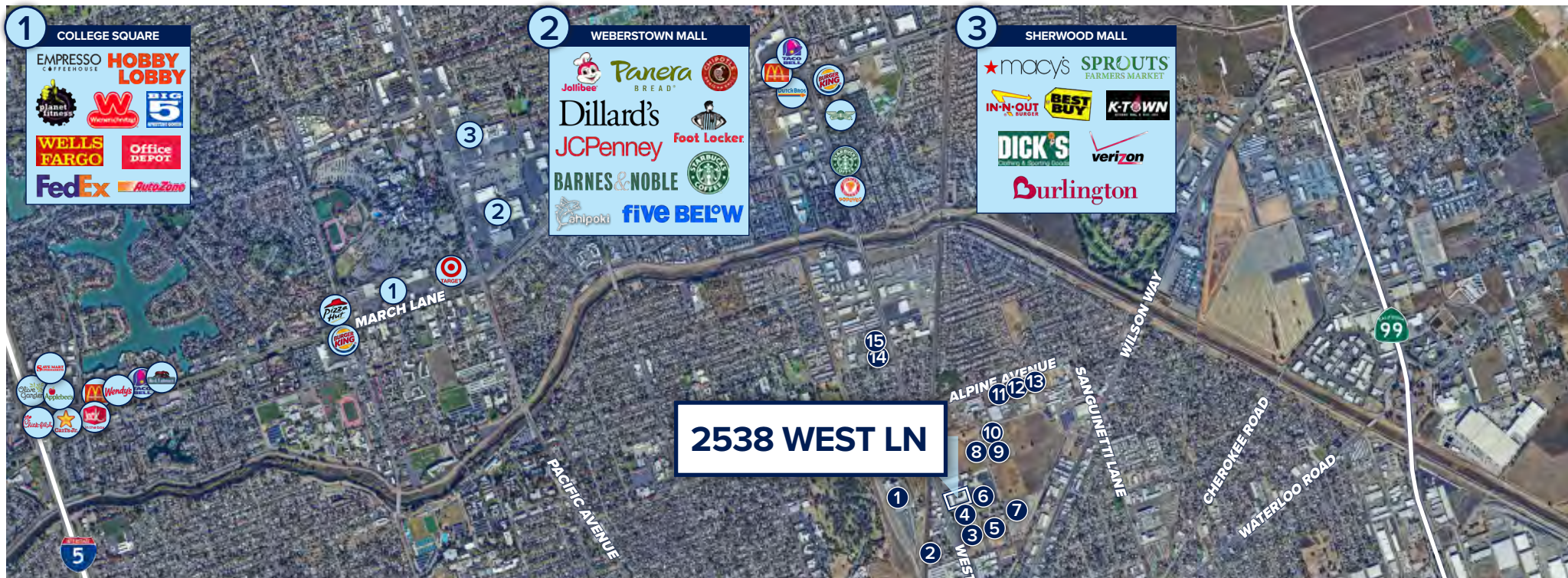
# WEST LANE BUSINESS CENTER

Property Images



# WEST LANE BUSINESS CENTER

## Corporate Neighbors & Amenities



**2538 WEST LN**

### CORPORATE NEIGHBORS

- 1 ACE
- 2 J&J Quality Door
- 3 Granite Expo
- 4 Metal Finishing Solutions
- 5 Sumiden Wire
- 6 PG&E
- 7 United Road
- 8 San Joaquin Electrical Training Institute
- 9 Bockman & Woody
- 10 Alpinebay
- 11 Vinotheque
- 12 CCI Inc
- 13 TriValley Recycling
- 14 Levoti Heating & Air
- 15 AMR

**1 COLLEGE SQUARE**

**2 WEBERSTOWN MALL**

**3 SHERWOOD MALL**

**4 MIRACLE MILE**



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## ABOUT THE PROPERTY

West Lane Business Center consists of two multi-tenant sales service, light industrial buildings totaling  $\pm 42,395$  SF located on  $\pm 2.82$  acres. Building A consists of  $\pm 14,779$  SF with six (6) grade level doors, and Building B consists of  $\pm 27,616$  SF with fifteen (15) grade level doors. The Property is currently demised into eleven (11) units and can be demised further if warranted. West Lane Business Center offers companies the flexibility to expand or contract as their business evolves. There is abundant parking throughout the Property. The site is zoned General Industrial (IG) allowing for a wide variety of uses.

## LOCATION

West Lane Business Center is ideally located in the Central Stockton Submarket with access to both Highway 99 and Interstate 5 along with Highway 4, providing for convenient servicing access to the entire Central Valley. The Property is located near the intersection of West Lane and Alpine Avenue and is a part of the larger, well established El Pinal Industrial Park.