



For Lease

BROADWAY AVENUE

±11,400 SF Shop / Office with ±1.15 Acre Yard

1133 N. Broadway Avenue

Stockton, CA 95205

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BUILDING SPECIFICATIONS

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Building Size:	±11,400 SF (±190' x 60')
Office:	±1,940 SF consisting of <ul style="list-style-type: none">• Reception area• Four (4) private offices• Conference room• Break room• Three (3) restrooms
Yard:	±1.15 acres of paved/partially graveled, fenced, and lit yard with electric gate
Grade Level Doors:	Two (2) 12' x 14'
Clear Height:	±14' - 16' ±15'
Indicated Power:	400 amps, 120/240v, 3-phase
Warehouse Lighting:	Fluorescent
Additional Features:	<ul style="list-style-type: none">• Clear Span• Skylights• Electrical distribution throughout• Mezzanine storage• Easy access to HWY 99 via Fremont Street and/or Waterloo Road
Zoning:	I-L, Limited Industrial (San Joaquin County)



HIGHWAY ACCESS

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