

For Lease



±20,895 SF div. to 6,160 SF of Warehouse w/ Grade Level Loading

# 119 Val Dervin Parkway

Stockton, CA 95206

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**GRACEADA  
PARTNERS**

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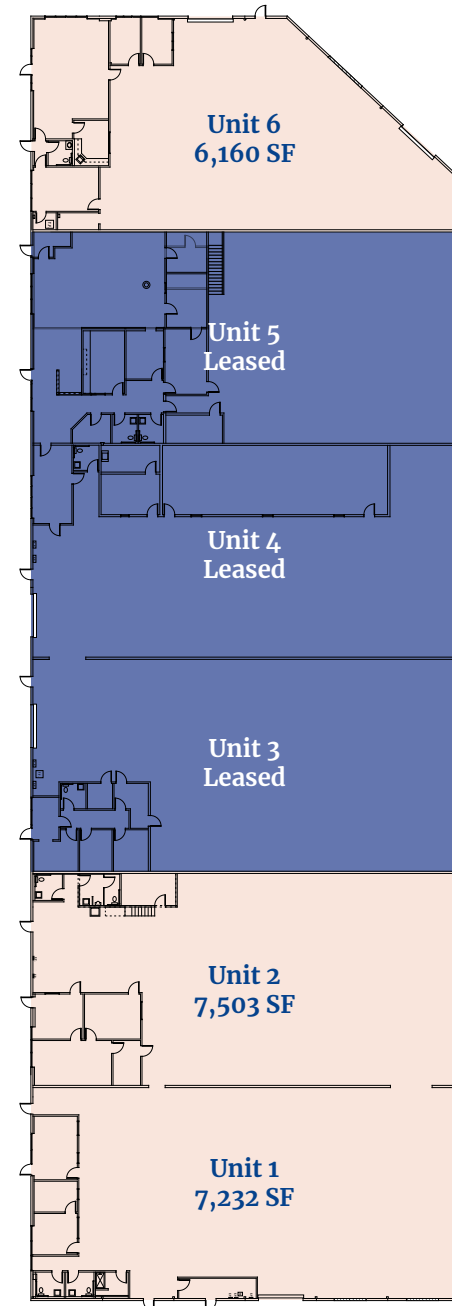
Accelerating success.

# 119 Val Dervin Parkway

Stockton, CA 95206

## Property / Building Specifications

|                       |                                               |
|-----------------------|-----------------------------------------------|
| Address               | 119 Val Dervin Parkway<br>Stockton, CA 95206  |
| Building Size         | 43,919± SF                                    |
| <b>Available Size</b> | <b>20,895± SF</b>                             |
| Land Size             | 2.71± Acres                                   |
| Year Built            | 1989                                          |
| Clear Height          | 21'                                           |
| Grade Level Doors     | 12                                            |
| Construction Type     | Concrete tilt-up                              |
| Indicated Power       | 600 Amps, 277/480V, 3-Phase                   |
| Sprinklers            | .33 GPM / 3,000 SF                            |
| Sewer                 | City of Stockton                              |
| Water                 | City of Stockton                              |
| Power                 | PG&E                                          |
| Zoning                | I-G, General Industrial<br>(City of Stockton) |
| Unit 1                |                                               |
| <b>Available Size</b> | <b>7,232± SF</b>                              |
| Office Size           | 767± SF                                       |
| Grade Level Doors     | 2                                             |
| Unit 2                |                                               |
| <b>Available Size</b> | <b>7,503± SF</b>                              |
| Office Size           | 1,493± SF                                     |
| Grade Level Doors     | 2                                             |
| Unit 6                |                                               |
| <b>Available Size</b> | <b>6,160± SF</b>                              |
| Office Size           | 1,535± SF                                     |
| Grade Level Doors     | 2                                             |

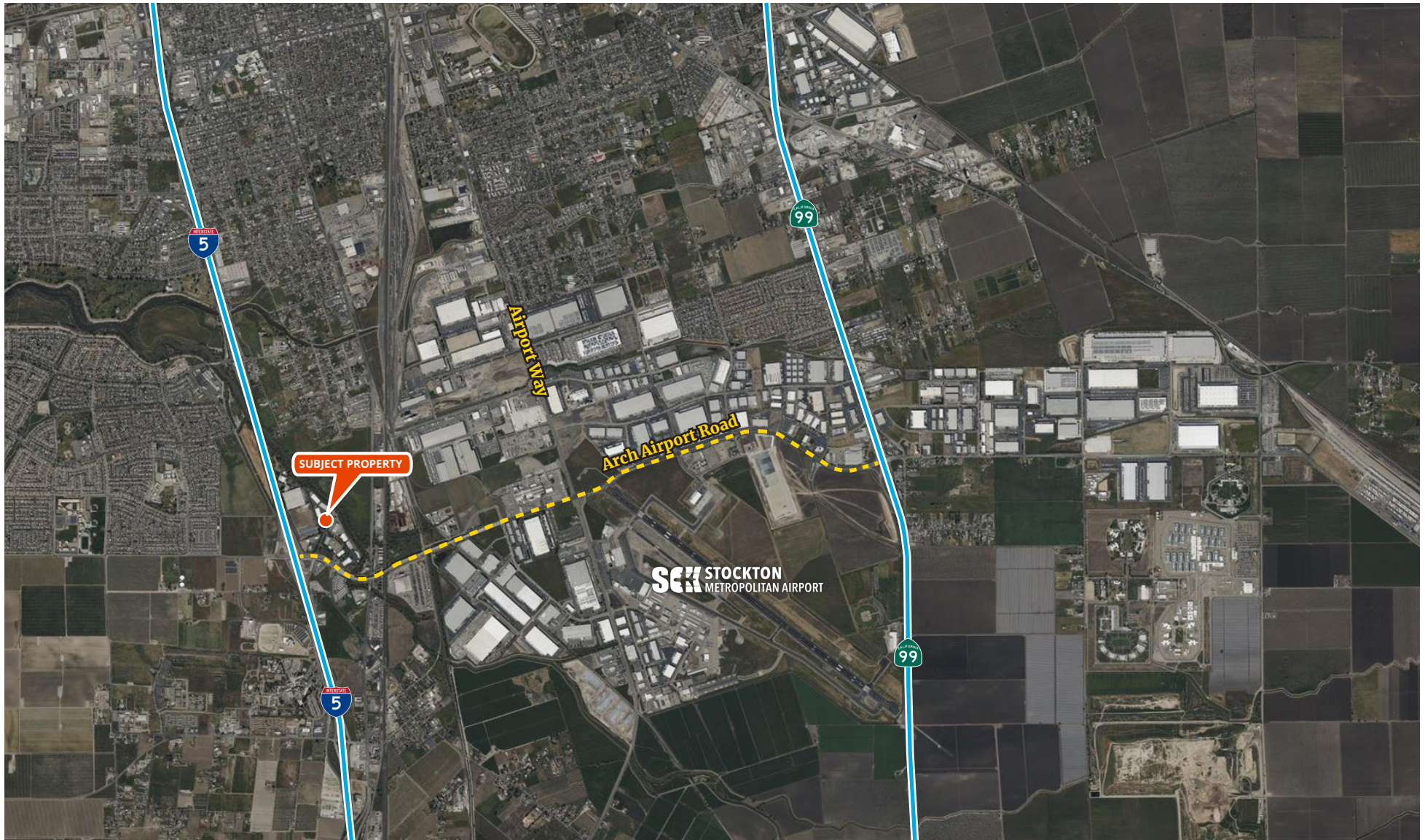


PROPERTY LOCATION

Colliers

# 119 Val Dervin Parkway

Stockton, CA 95206



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