

FOR LEASE

LEASE RATE: \$0.58 PSF MG PER MONTH

1234 S AURORA STREET

STOCKTON, CALIFORNIA

±28,500 SF INDUSTRIAL WAREHOUSE W/ ±1 ACRE PAVED & FENCED YARD



FOR MORE INFORMATION
CONTACT:

LIDDICOAT
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CRE

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PROPERTY FEATURES:

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- ±28,500 SF Warehouse situated on ±1.87AC
 - Includes ±2,800 SF Office
- Zoned: IG (City of Stockton)
- Four (4) Grade Level Doors
- Indicated Power: 400 A/227-480 3Phase
- Shared storm drain system
- ±1 Acre of paved yard space
- Outside Metal Canopy ±1,200 SF
- Previous tenant auto dismantler
- Restroom within warehouse
- Fenced and gated yard

Great location or Auto Dismantler or use with a need for paved yard space. Contact listing agents for more information or to schedule a tour.



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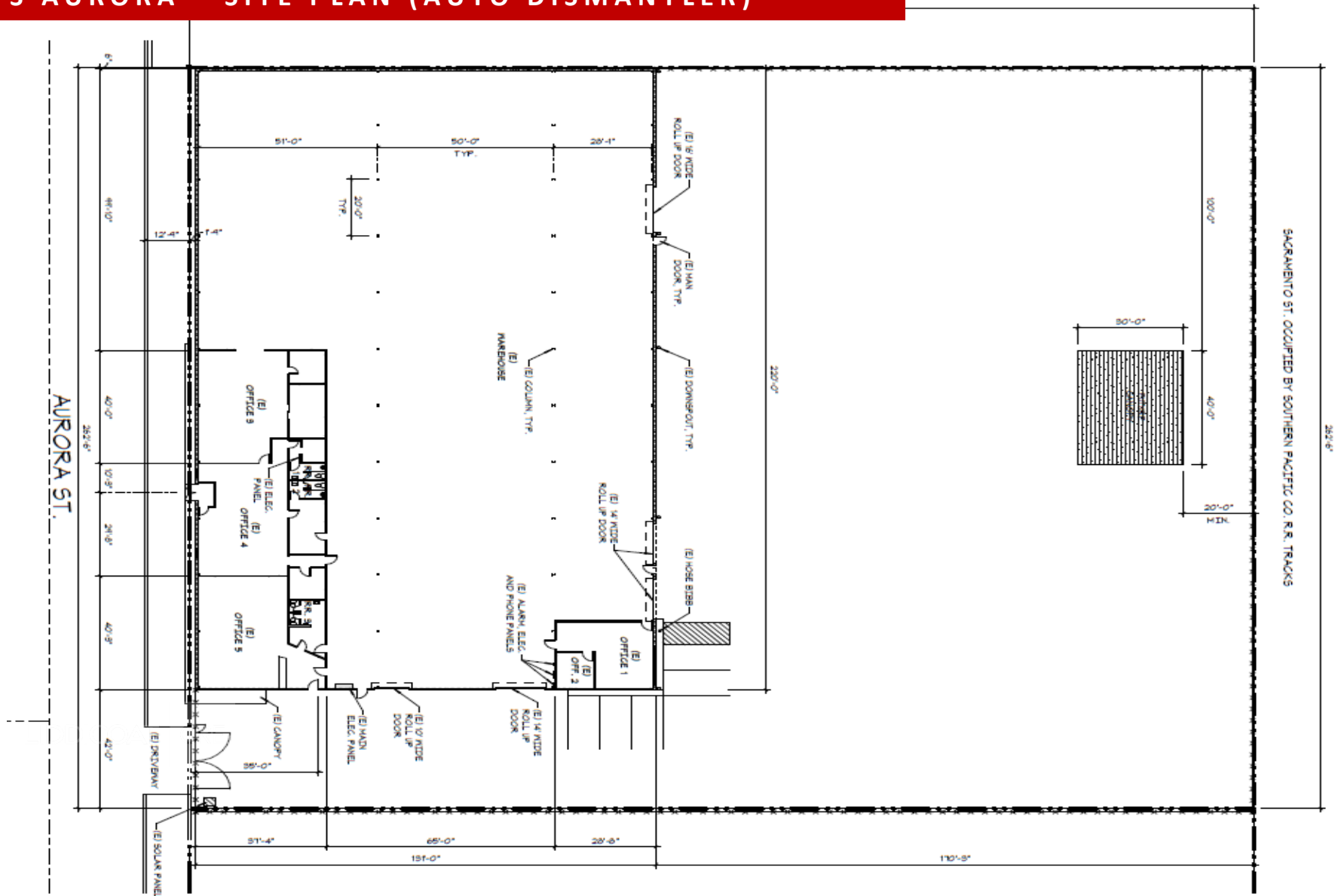


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1234 S AURORA – SITE PLAN (AUTO DISMANTLER)



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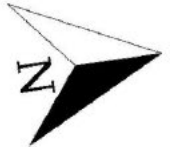


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1234 S AURORA STREET - LOCATION



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