

FOR SALE

\$2,800,000.00

2431 N Wigwam Drive

STOCKTON, CALIFORNIA

±19,270 SF INDUSTRIAL WAREHOUSE W/OFFICES



FOR MORE INFORMATION
CONTACT:

LIDDICOAT
Corp. Lic. 02305797

CRE

TONY FASO

209.481.6820

Lic. 02245625

tony@liddicoatcre.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.

2431 N.WIGWAM DRIVE- PROPERTY FEATURES:

PROPERTY FEATURES:

Sale Price: \$2,800,000.00

Building Size: ±19,270 SF

APN:132-080-130

Zoned: Industrial Light

Amenities:

- Secure fenced areas
- Sprinkler system installed in 1995
- Back-up generator installed in 2001 (37 KVA)
- Pallet racking throughout included
- Upstairs office expansion completed in 2020 adding ±1350 sq ft
- New concrete in 2022 at truck dock apron
- Private parking for ±18 cars

Construction: Steel

Indicated Power: 400 Amps/3PH

Office/Administration:

- Multiple offices
- Reception area
- Conference Room/Staff breakroom
- 5 Restrooms

Industrial Warehouse: ±14,460 SF

Five (5) Grade Level Doors

Contact listing agent to schedule a tour or for further information.



**FOR MORE INFORMATION
CONTACT:**

LIDDICOAT
Corp. Lic. 02305797



TONY FASO

209.481.6820

Lic. 02245625

tony@liddicoatcre.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.

2431 N. WIGWAM DRIVE - INTERIOR SPACES



FOR MORE INFORMATION
CONTACT:

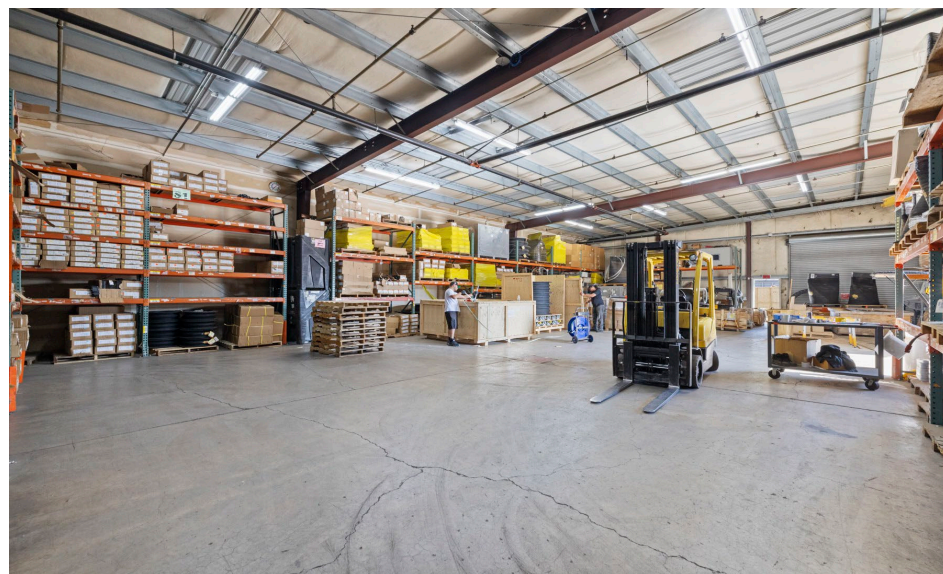
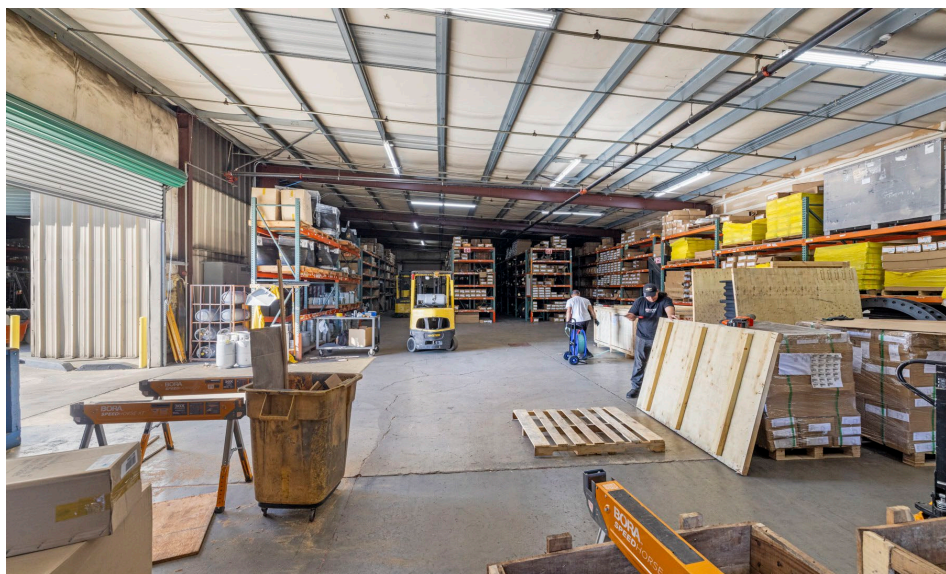
LIDDICOAT
Corp. Lic. 02305797



TONY FASO
209.481.6820
Lic. 02245625
tony@liddicoatcre.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.

2431 N. WIGWAM DRIVE - INTERIOR COMMERCIAL WAREHOUSE



FOR MORE INFORMATION
CONTACT:

LIDDICOAT
Corp. Lic. 02305797

CRE

TONY FASO
209.481.6820
Lic. 02245625
tony@liddicoatcre.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.

2431 N. WIGWAM DRIVE - EXTERIOR PHOTOS



FOR MORE INFORMATION
CONTACT:

LIDDICOAT
Corp. Lic. 02305797



TONY FASO
209.481.6820
Lic. 02245625
tony@liddicoatcre.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.



FOR MORE INFORMATION
CONTACT:

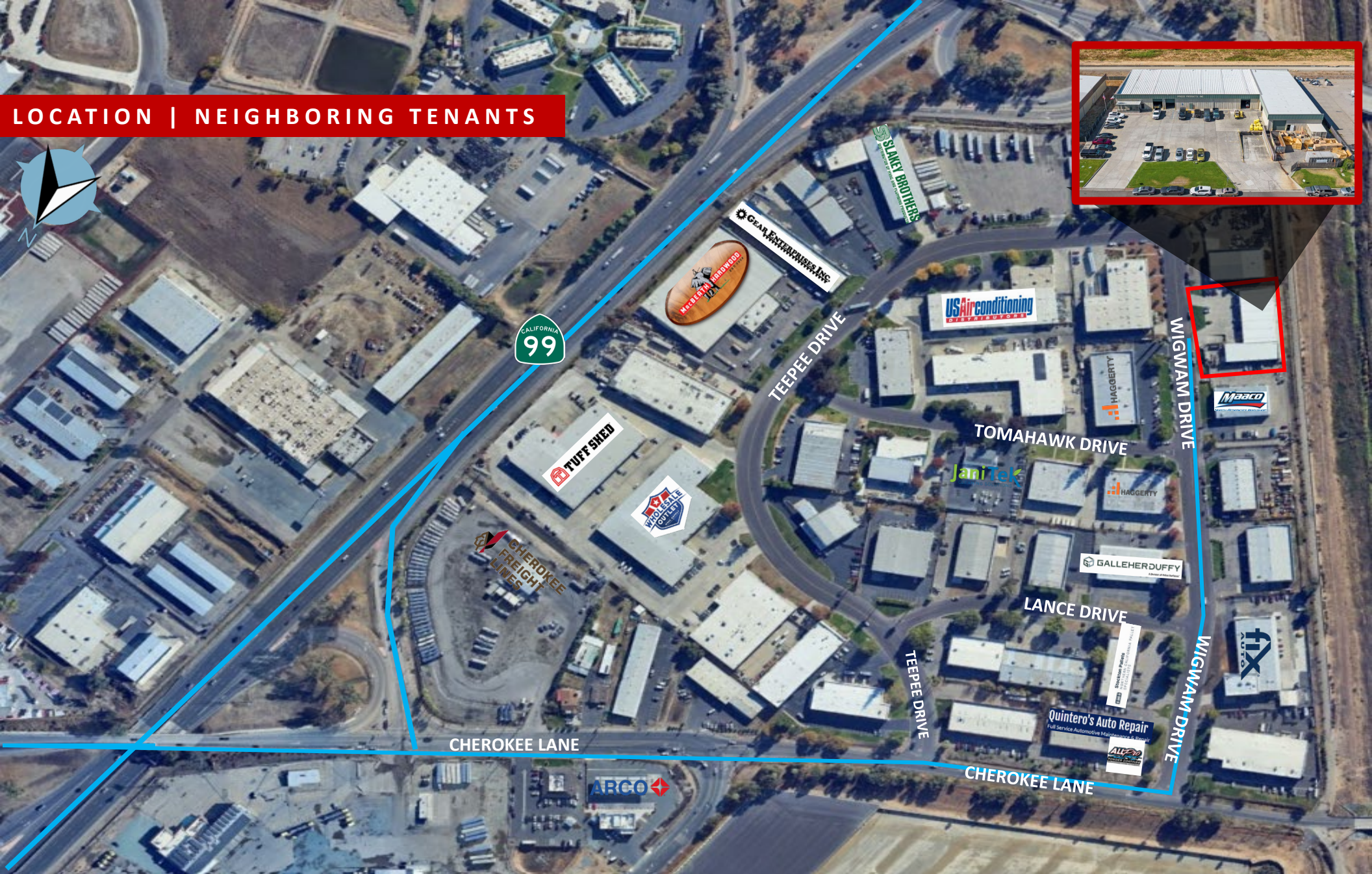
LIDDICOAT
Corp. Lic. 02305797

CRE

TONY FASO
209.481.6820
Lic. 02245625
tony@liddicoatcre.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.

LOCATION | NEIGHBORING TENANTS



FOR MORE INFORMATION
CONTACT:

LIDDICOAT
Corp. Lic. 02305797

CRE

TONY FASO
209.481.6820
Lic. 02245625
tony@liddicoatcre.com

All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.