CUSHMAN & WAKEFIELD

AVAILABLE FOR LEASE

±5,625 SF BUILDING ON ±1.35 AC

2447
STAGECOACH ROAD

STOCKTON, CALIFORNIA

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PROPERTY HIGHLIGHTS

- ±5,625 SF warehouse building

- ±1.35-Acre parcel

- Fenced and paved yard

- ±1,575 SF office space with reception, bullpen, three (3) private offices, and two (2) restrooms

- Four (4) 14' x 14' grade-level doors; (2) drive-thru bays; clear span

- 400 Amp, 120/208V, 3-phase power

- ±17-19' clear height

- IG (Industrial - General, City of Stockton)

- Additional Features:

  - Insulated shop

  - 10HP compressor w/distributed airlines

  - 3-stage wash and secondary containment system

  - Covered, outdoor wash station

  - Skylights

  - Excellent access to CA Highway 99
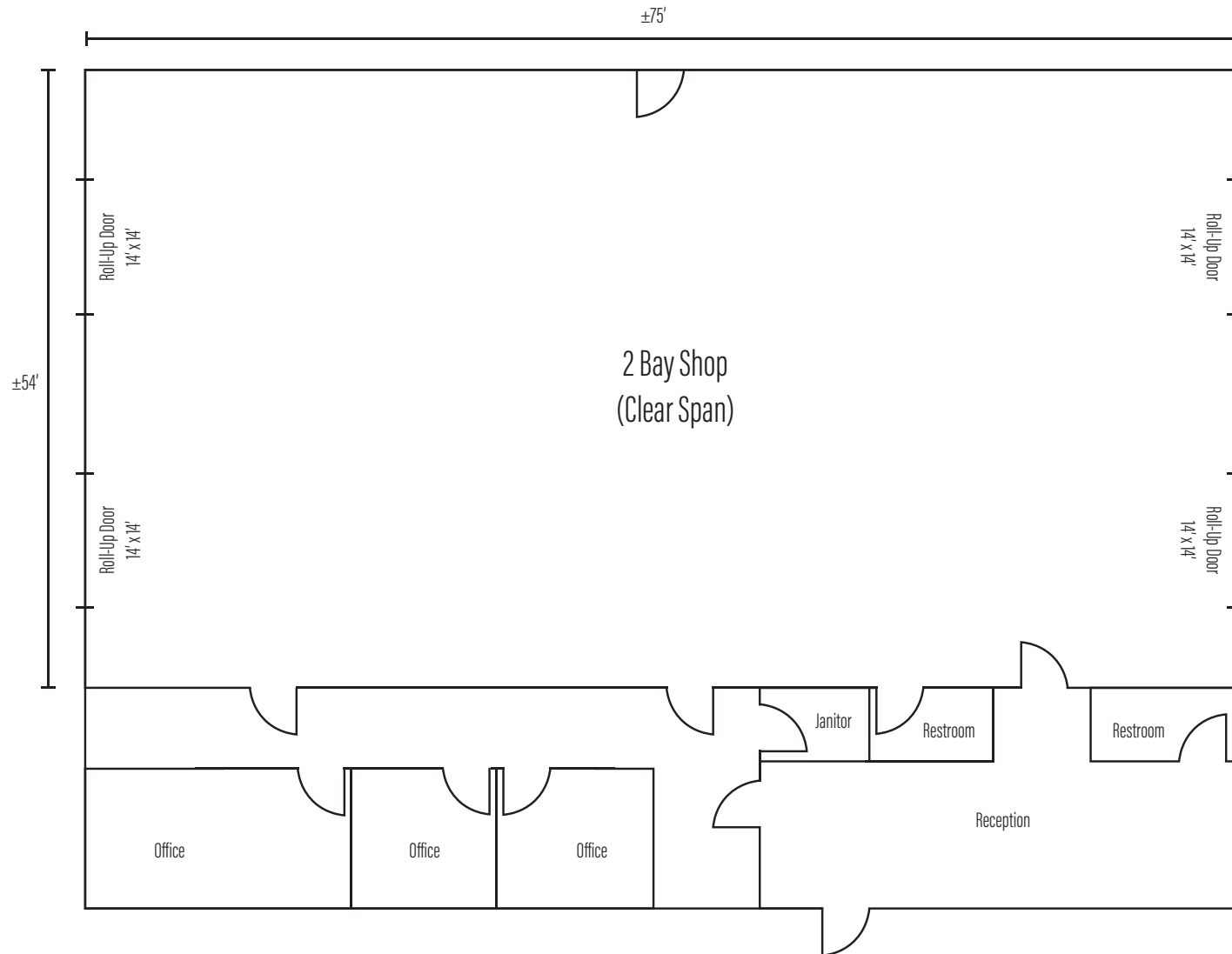
PROPERTY IMAGES

FLOOR **PLAN**

±75'

±54'

Roll-Up Door
14' x 14'

Roll-Up Door
14' x 14'

Roll-Up Door
14' x 14'

Roll-Up Door
14' x 14'

2 Bay Shop
(Clear Span)

Janitor

Restroom

Restroom

Reception

Office

Office

Office

Peterbilt

FARMINGTON RD

CALIFORNIA 4

COSTCO WHOLESALE

PENSKE

DART / SOLO

DELTA PACIFIC

WORLDPAC
Wholesale Distributor of Original Equipment Automotive Parts

TWM

STAGECOACH RD

Silvercote
A SERVICE PARTNERS COMPANY

SERVPRO

STATION DR

CALIFORNIA 99

Associated Packaging, Inc.®
The Packaging People

BAER ENTERPRISES INCORPORATED

PETERSEN RD

2447 Stagecoach Rd

ARDEX

MASONITE

Ryder
Ever better.

DUCK CREEK DR

E MARIPOSA RD

BNSF RAILWAY

XPO Logistics

GRAINGER

BPS SUPPLY GROUP

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WAKEFIELD**

CONTACT

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