

### **Steve Dunn**

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# PROPERTY FEATURES/HIGHLIGHTS

**Property Address** 4874 S. Hwy 99, Stockton CA 95213

**APN** 179-027-019

**Zoning** General Industrial City of Stockton

Property Use Truck Maintenance/Repair Shop & Yard

Property Size ±1.85 Acres (±80,500 SF)

±4,800 SF (60' X 80')

±17-18' CH

**Building Size** 2 Large 14' X 14' Roll Up Doors

Office ± 220 SF

2 HC Size Restrooms

Parking 8 Std Vehicles, 2 Van Accessible

& 83 Truck Spaces

Power 3 Phase, 120/208V, 400 amp (Per Construction Plans)

## **SERVICE PROVIDERS**

Water/Storm City of Stockton

**Sewer** On Site Septic System

Electricity/Gas PGE

## **COMMENTS**

Excellent industrial zoned land with visibility and immediate access to State Highway 99. The project is located within a Qualified Opportunity Zone which has the potential to offer significant tax benefits. The site in zoned Industrial, General (IG) within the City of Stockton and allows for abroad range of allowable industrial uses. Close proximity to Stockton Airport and Airpark 599 logistics park.





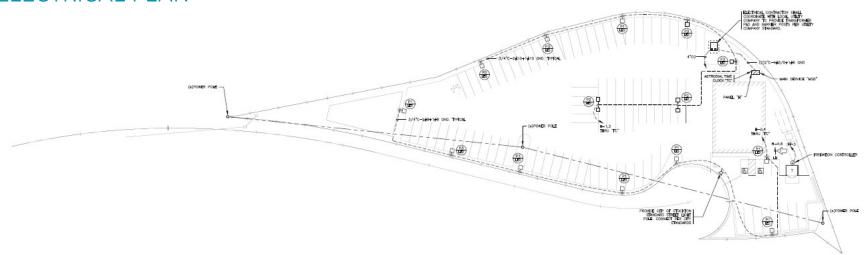




# SITE PLAN CONSTRUCTION- COMPLETED 2024

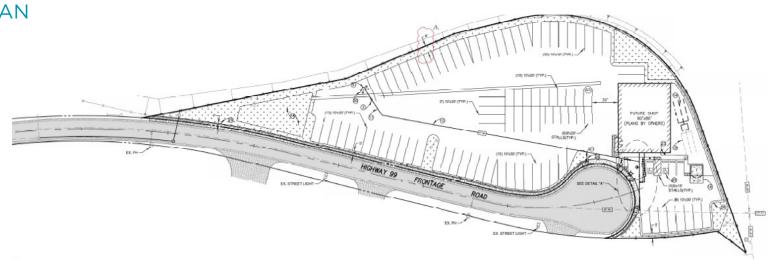








## **UTILITY PLAN**







### For more information, please contact:

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