

# INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD - FOR LEASE WAREHOUSE 5 WITH OFFICE - 51,423 ± SQFT

1400 WATERLOO ROAD, STOCKTON, CA 95205

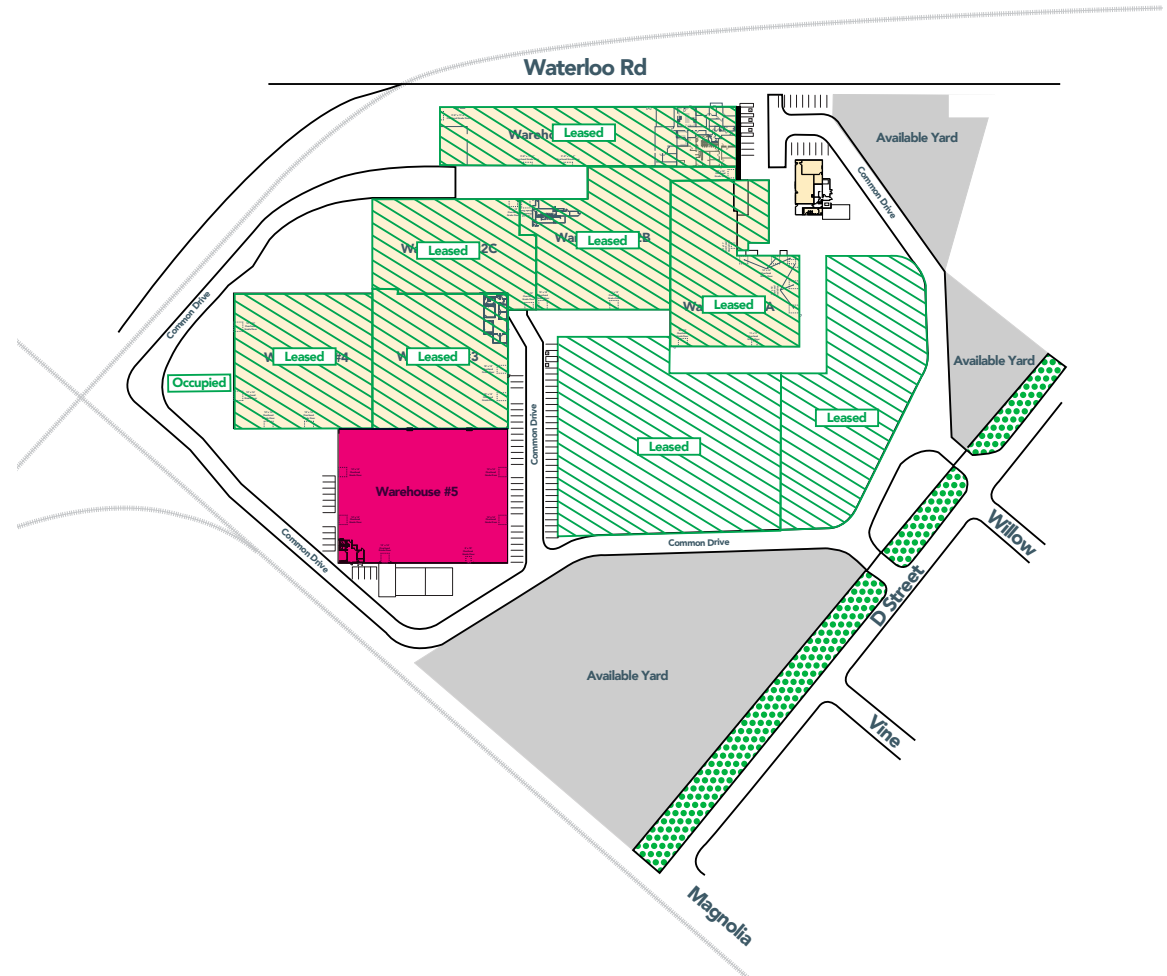
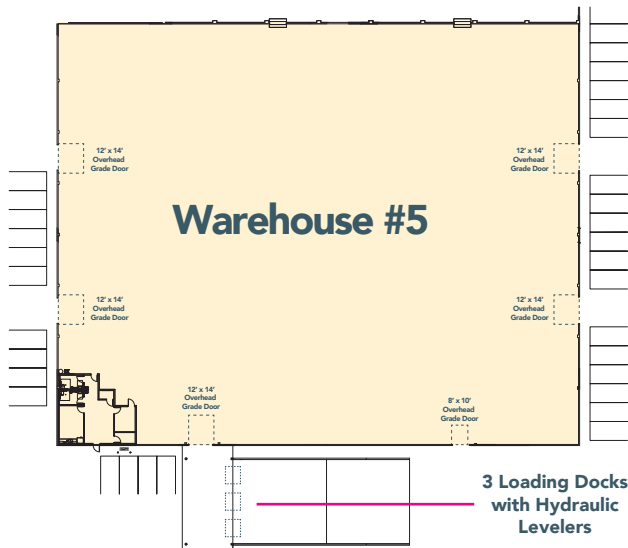


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## Warehouse #5

## Property Overview



## FEATURES

- Warehouse: 50,338 ± SF
- Office: 1,089 ± SF
- Grade Doors Six (6) - 12' x 14"
- Clear Height: 22' 9"
- Sprinklered: Yes
- Lighting: Motion sensor LED
- 3 Loading Docks with Hydraulic Levelers

**LEASE RATE: \$.50 PSF, NNN  
AVAILABLE NOW**

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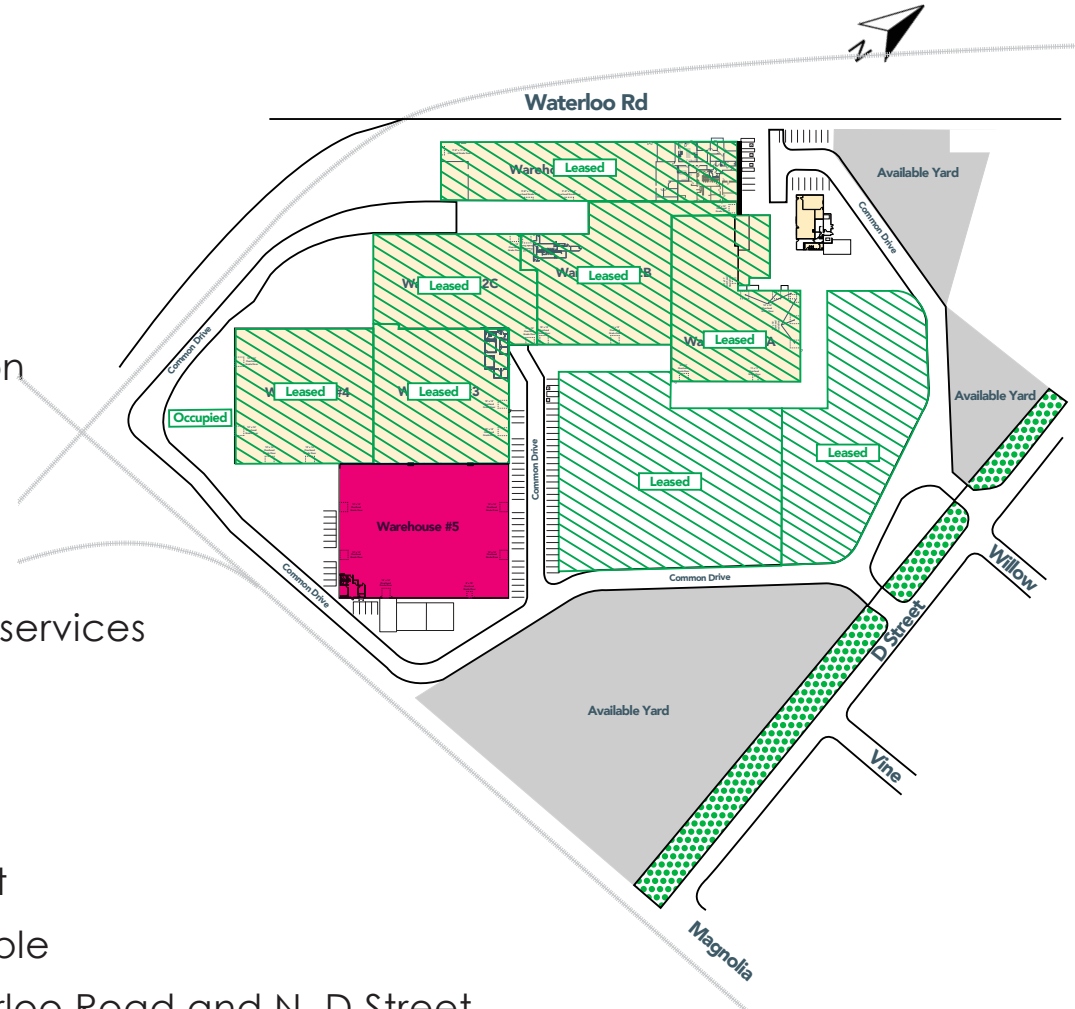
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## ADDITIONAL PROPERTY OVERVIEW

Total Building SF:	292,190 ± SF
Total Available SF:	51,423 ± SF
Total Contiguous SF:	51,423 ± SF
Total Site Size:	21± Acres
Total Available Yard Area:	4.9 ± Acres
Zoning:	IL - City of Stockton

## ADDITIONAL FEATURES

- Total Power - 16,000 Amps at 480 Volts
- Four (4) - 4,000 Amp, 277/480 Volt, 3 phase services
- Existing Office and Build to Suit Office
- Grade Level and Dock High Loading
- Fully Sprinklered
- New Motion Sensor LED Lighting throughout
- Additional paved/secure yard area available
- Located 1.3± miles west of Hwy 99 at Waterloo Road and N. D Street
- **Rail Spur is Possible**



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