

# INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD - FOR LEASE

## WAREHOUSE 3

1400 WATERLOO ROAD, STOCKTON, CA 95205



241 Frank West Circle, Suite 300 | Stockton, CA 95206 | 209-983-1111 | [lee-associates.com/centralvalley](http://lee-associates.com/centralvalley)

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### PROPERTY OVERVIEW

Total Building SF:	292,190± SF
Total Available SF:	164,730± SF
Space Available From:	33,541± SF to 164,730± SF
Total Contiguous SF:	164,730± SF
Total Site Size:	21± Acres
Total Available Yard Area:	6.02± 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
- Warehouse areas can be leased individually or combined for larger SF
- Located 1.3± miles west of Hwy 99 at Waterloo Road and N. D Street

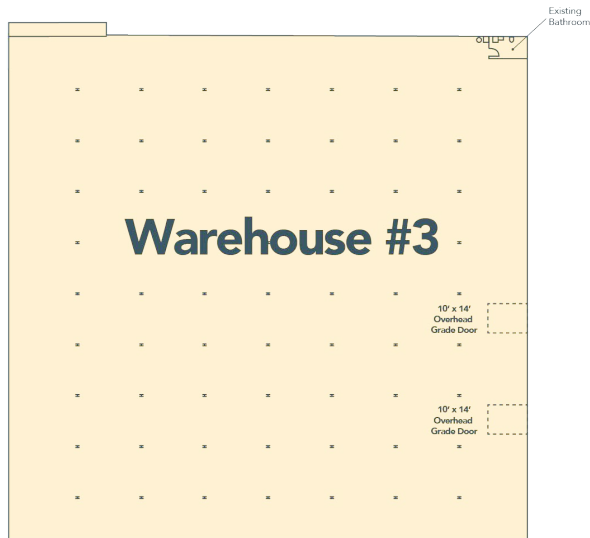


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### Warehouse #3



### FEATURES:

- Available SF: 41,599± SF
- Grade Doors: Two (2) - 10' x 14'
- Dock High Doors: Possible
- Clear Height: 15'5"
- Sprinklered: Yes
- Lighting: Motion sensor LED

### Property Overview



Warehouse #2A, #2B, & #2C Available

**LEASE RATE: \$.40 PSF, NNN**  
**ESTIMATED DELIVERY NOVEMBER 1, 2023**

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