

Available Investment Listings - June 2021

Lee & Associates-Central Valley, Inc.

*241 Frank West Circle, #300
Stockton, CA 95206*

*Ph: 209-983-1111 / Fax 209-982-0167
www.lee-associates.com*



BRE # 01166901

1. Available Industrial Space (ID: 16993)
Primary Use:
2630 E. Fremont Street Stockton, CA 95205
Market: Central Valley / Sub-Market: Stockton

Avail SF of Bldg SF: 11,400 of 11,400 Min Divisible SF: 900 Max Contiguous SF: Sale Price: \$1,125,000.00 Sale Price/SF: \$98.68 Lease Rate: Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date:	Office SF: Land SF: 84,942 SF Ceiling Height: - Sprinkler:	Zoning: C-G Year Built: Power Amps: Power Volts: Power Phase: Construction Type: STF	# GL/DID: GL/DID Size(w x h): #DH Doors: Total Doors: Parking Spaces: Parking Ratio: Rail: Yard:
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

Comments: 5 Unit Multi Tenant Leased Investment Recent renovations including fencing and new asphalt/striped parking lot Wood frame-stucco and steel frame construction Units vary in size/configuration Potential for expansion with upside potential Located just east of N. Filbert St. and E. Fremont St. intersection Excellent owner/investor opportunity DO NOT DISTURB TENANT / VIEW BY APPOINTMENT ONLY