

WAREHOUSE/DISTRIBUTION FACILITY W/ YARD/EXCESS LAND

2518 BOEING WAY | STOCKTON, CA



**RENOVATIONS COMPLETE
MOVE IN READY!**



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LISTING DATA:

BUILDING SF:	58,625± SF
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OFFICE SF:	9,000± SF 2 story with private offices, conference room, breakroom and restrooms both upstairs and downstairs.
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DOORS:	Eight (8) grade level doors (12' x 14') Seven (7) dock doors (9' x 10' - 5 new EOD levelers)
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SITE:	4.72±
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CONSTRUCTION:	Concrete tilt up
CLEAR HEIGHT:	28'± - 32'±
BUILDING POWER:	1,600 amps, 277/480 volt, 3 phase distributed throughout
COLUMN SPACING:	57' X 57'
LIGHTING:	Fully upgraded LED
HVAC:	Fully upgraded
SPRINKLERS:	ESFR

ZONING:	IG (General Industrial - City of Stockton)
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PRICE: CONTACT AGENT FOR PRICING



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FEATURES:

Standing seam metal roof w/ R-10 insulation

LED warehouse lighting w/skylights

875± sf repair/maintenance shop

750± sf compressor shop

Building designed/engineered for 7 additional docks and 2 additional grade doors on south side

Approximately 1 acre of fenced/gated/paved yard

Approximately 1.10 acres of unimproved land for expansion or additional yard

Built in 2000



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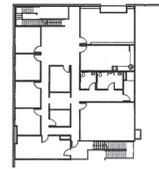
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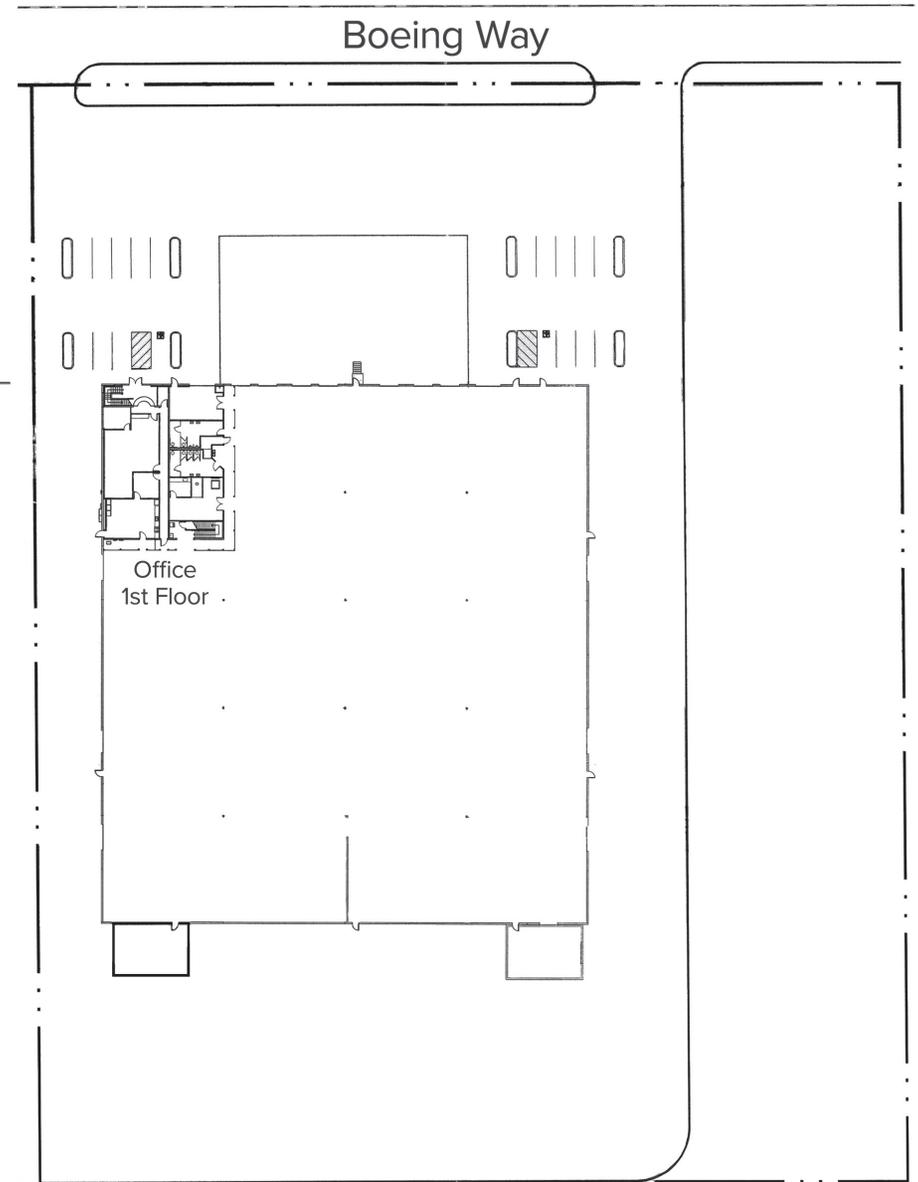
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FLOOR PLAN



Office
2nd Floor



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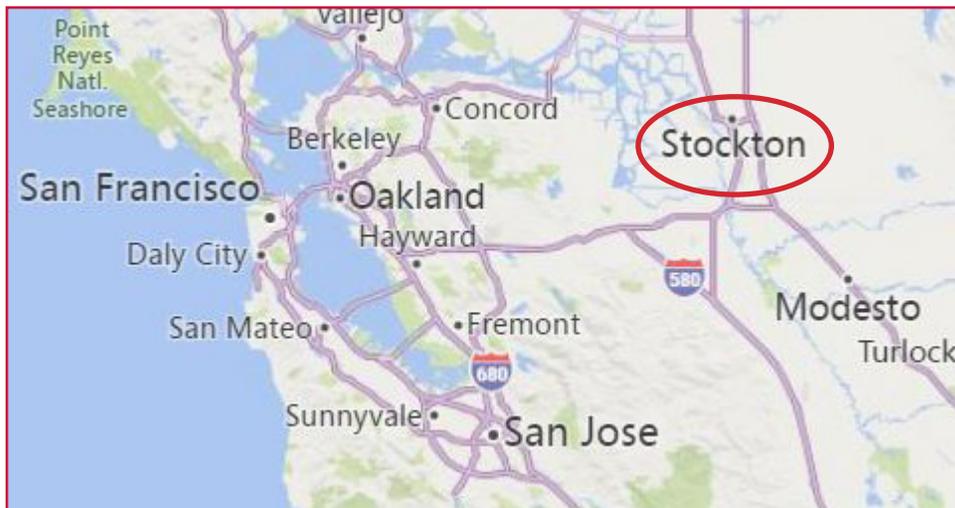
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