

Newly Renovated Office

For Lease

Landlord Offering
Eight (8) Months Free Rent
for a 60 month term

±98,000 Square Feet div. to ±47,600 SF with ±16,000 Square Foot Cooler

2230 Stagecoach Road

Stockton, CA 95215 | Triangle Industrial Park

Mike Goldstein, SIOR

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Dalfen
INDUSTRIAL

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PROPERTY SPECIFICATIONS

2230 Stagecoach Road

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BUILDING SF:	±98,000 SF div. to ±47,600 SF
COOLER:	±16,000 SF 34-38 degrees
MAIN OFFICE SF:	±2,800 SF
SOUTH OFFICE SF:	±810 SF
DISPATCH/DOCK OFFICE SF:	±100 SF
LOADING:	15 dock-high doors 3 grade level doors
RAIL DOORS:	6 doors
RAIL SERVICE:	BNSF
CLEAR HEIGHT:	±24'

INDICATED POWER:	1,200 Amps, 277/480-Volt, 3-Phase
FIRE SUPPRESSION:	.33 GPM / 3,000 SF
COLUMN SPACING:	24' x 48', typical
TRUCK COURT:	120'
SKYLIGHTS:	Yes
LIGHTING:	T-5/8
INSULATION:	R-19 (half building)
	Two (2) warehouse restrooms

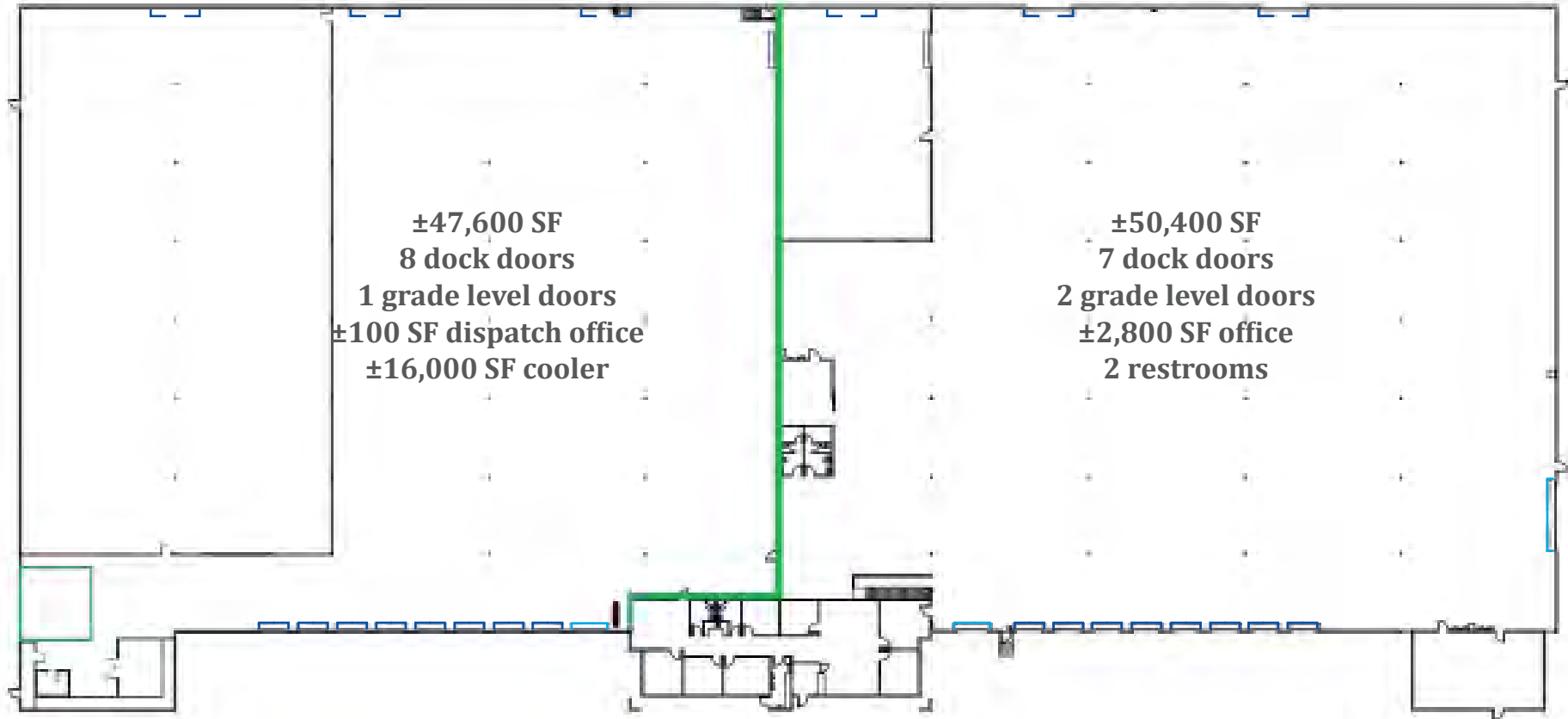
Triangle Industrial Park offers easy access to Highway 99 via Mariposa Road and I-5 via the Crosstown Freeway (Highway 4).



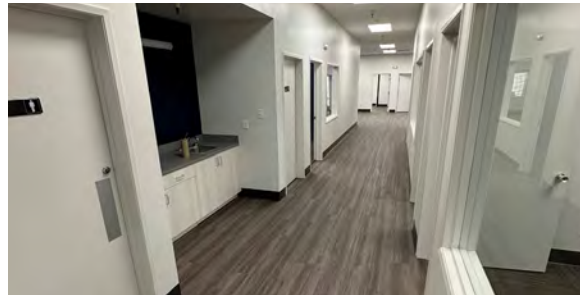
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New Office Improvements:



SITE PLAN

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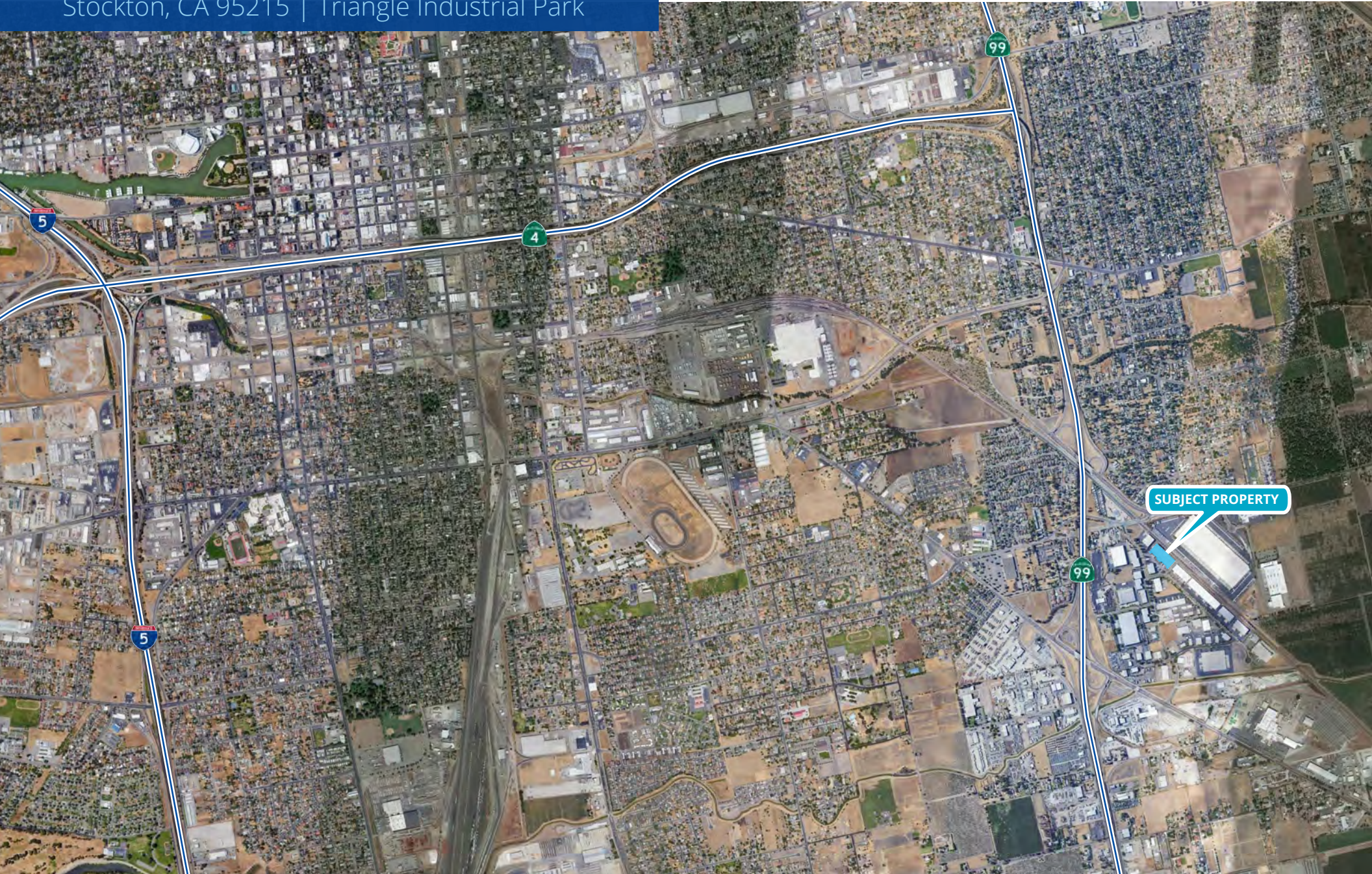


LOCATION AERIAL

2230 Stagecoach Road

Stockton, CA 95215 | Triangle Industrial Park

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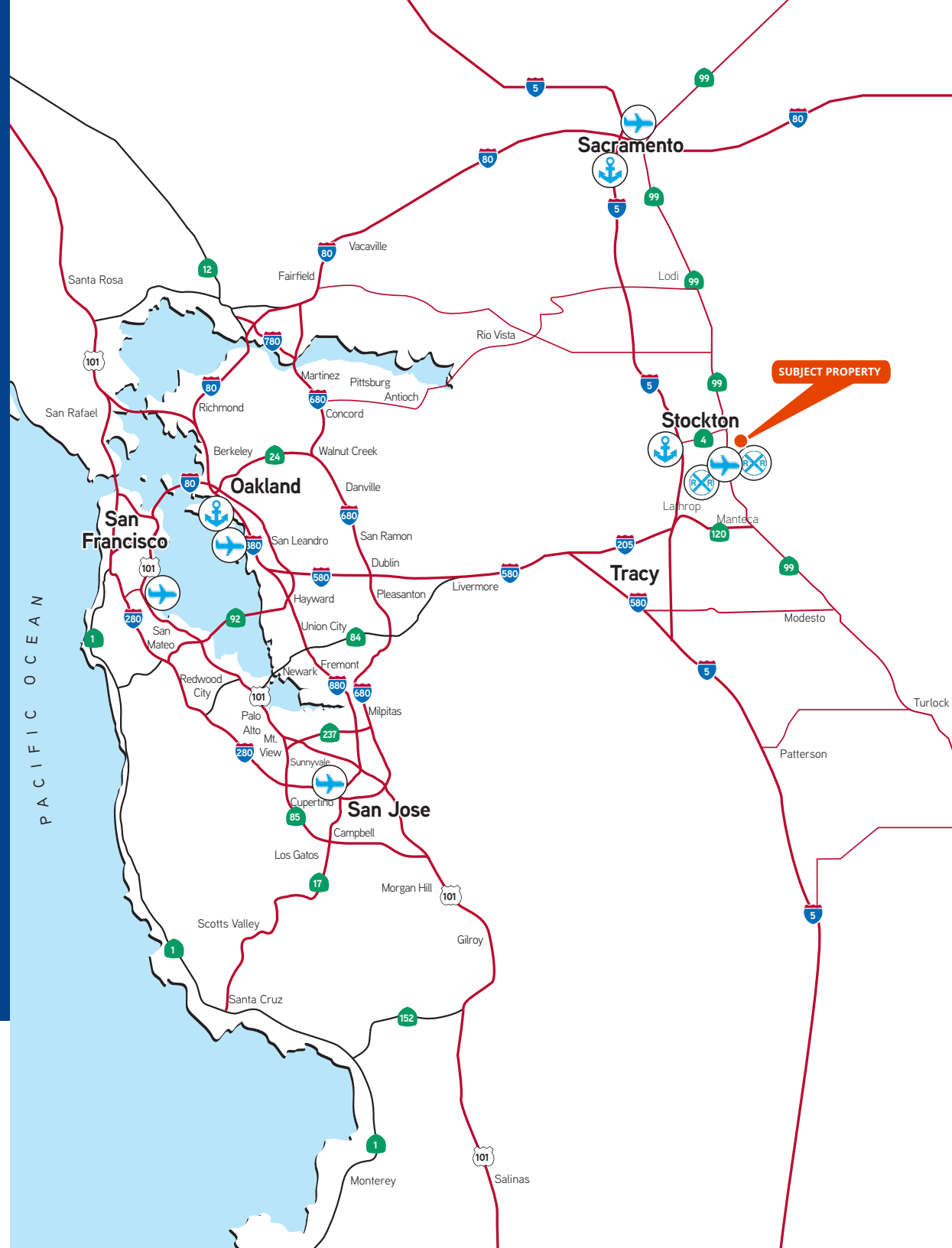
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