

INDUSTRIAL WAREHOUSE

TO BE LEASED



1580 Report Avenue, Stockton, California

ALL AMOUNTS ARE MONTHLY LEASE RATES INCLUDING .073 CAM/NNN

<u>UNIT</u>	<u>SQ FT</u>	<u>1 YEAR .70+.073</u>	<u>3 YEAR .55+.073</u>	<u>5 YEAR .45+.073</u>
2A	9,500	\$7,344	\$5,919	\$4,969

(3% Annual Increase applies to all multi year leases)

UTILITIES: Tenant Pays all separately metered utilities

OTHER EXPENSES: Owner Pays Real Estate Taxes and Fire Insurance on Real Property

NNN/CAM: \$694 per month (.073 cents per square foot)

Zoning: I-L (Limited Industrial) (County)

Comments: **OUTSTANDING INDUSTRIAL WAREHOUSE TWO BLOCKS FROM HIGHWAY 99 & WATERLOO ROAD**
Fully sprinklered with three (3) grade level 14' x 14' roll up delivery doors and 900 square feet of office space.

Contact Exclusive Agent:

Chuck Lantzner

209-951-1888 x1002

1313 W. Robinhood Drive, Suite A3, Stockton, CA 95207