

WAREHOUSE/SHOP

TO BE LEASED



2490 Piccoli Road, Stockton, California

<u>UNIT</u>	<u>SQ FT</u>	<u>ALL AMOUNTS ARE MONTHLY LEASE RATES</u>		
		<u>1 YEAR .90</u>	<u>3 YEAR .85</u>	<u>5 YEAR .80</u>
4-5	4,224	\$3,802	\$3,590	\$3,379

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

UTILITIES: Tenant Pays PG&E & a prorated share of Water/Sewer, Fire Alarm Service Expenses and Landscape Maintenance

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

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

Comments: ***OUTSTANDING INDUSTRIAL SPACE OFF HIGHWAY 99 & WATERLOO ROAD***
Space includes a small air-conditioned office and handicap bathroom.

Contact Exclusive Agent:

Chuck Lantzner

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