

OFFICE/SHOP

TO BE LEASED



2490 Picolli Road, Stockton, California

ALL AMOUNTS ARE MONTHLY LEASE RATES

<u>UNIT</u>	<u>SQ FT</u>	<u>1 YEAR .90</u>	<u>3 YEAR .85</u>	<u>5 YEAR .80</u>
9	2,208	\$1,987	\$1,877	\$1,766
6	6336	\$5,702	\$5,386	\$5,069
6+9	8,544	\$7,690	\$7,262	\$6,835

(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: ***NEWER INDUSTRIAL SPACE RIGHT OFF HIGHWAY 99.***
Space includes a small air-conditioned office and handicap bathroom.

Contact Exclusive Agent:

Chuck Lantzner

209-951-1888 ext 1002

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