

## **OFFICE/SHOP**

## TO BE LEASED



## 2490 Picolli Road, Stockton, California

	ALL AMOUNTS ARE MONTHLY LEASE RATES			
<u>UNIT</u>	SQ FT	<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:	<b>NEWER INDUSTRIAL SPACE RIGHT OFF HIGHWAY 99.</b> Space includes a small air-conditioned office and handicap bathroom.			
Contact Exclusive Agent:				
Chuck Lantznester				
209-951-1888 ext 1002				
1313 W. Robinhood Drive, Suite A3				
Stockton, CA 95207				

Note: No representations or warranties are expressed or implied as to the accuracy of the information contained herein and may be subject to errors, omissions, change of price, rental, least rate, or withdrawal without notice or other conditions not specified herein. This information is supplied with the understanding that all purchase and/or lease proposals will be negotiated through the offices of American Commercial Brokerage DRE#:01260760. receptionpc/documents/flyers-current/industrial-shop/2490picolli#6+9/9-9-24