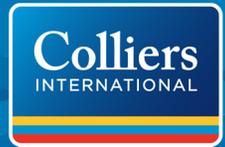


AVAILABLE > ±36,000 SQ. FT. BUILDING ON ±3.08 ACRES

1075 E. Bianchi Road • Stockton, California



PROPERTY DESCRIPTION:

- > Building: 36,000± Square Feet
- > Land: 3.08± Acres
- > Office Area: 7,356± Sq. Ft.
 - ⇒ First Floor 3,724± Sq. Ft.
 - ⇒ Second Floor 2,068± Sq. Ft.
 - ⇒ Showroom 1,564± Sq. Ft.
- > Power: 900 Amp, 120/208 Volt, 3-Phase
- > Clear Height: 20'±
- > Grade Level Doors: Seven (7) (14' x 14')
- > Parking Ratio: 5.39/1,000
- > Column Spacing: 45' x 80'±
- > Zoning: CG (Commercial, General)
- > Large fenced and paved yard
- > Sprinklers
- > Skylights
- > R-30 Insulation

> Demographics	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<i>Population (2013 Est.)</i>	23,495	158,251	303,850
<i>Projected Growth (2013 -2018)</i>	5.7%	4%	3.9%
<i>Avg. HH Income</i>	\$46,317	\$50,062	\$56,232

EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

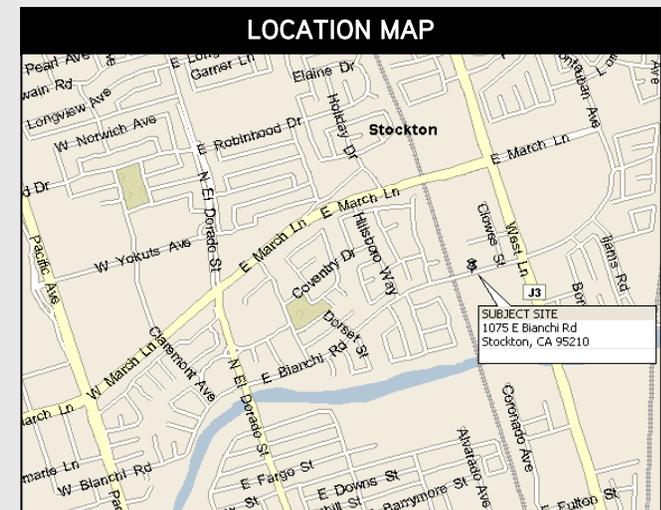
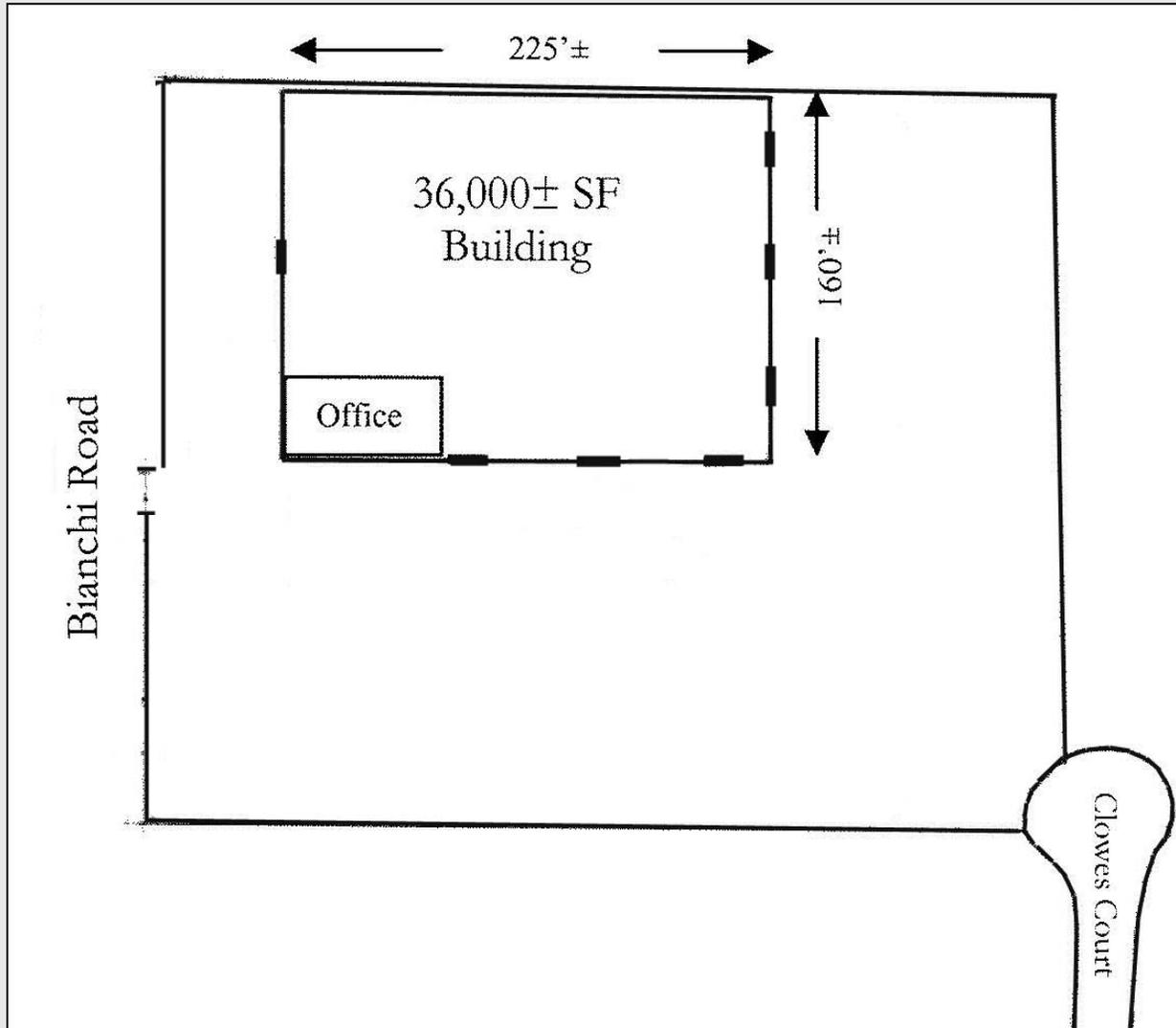
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