

WAREHOUSE/SHOP SPACE

TO BE LEASED

2511 West Lane Stockton, California



Per square foot & monthly rates =		5 YEAR	3 YEAR	2 YEAR	1 YEAR
UNIT	SIZE	\$.75	<u>\$.85</u>	<u>\$.95</u>	\$1.10
2511	5,000	\$3,750	\$4,250	\$4,750	\$5,500

(3% Annual Increase on multiple Year Leases)

UTILITIES: Paid by Tenant: PG&E, Water, Garbage

ZONING: CG (General Commercial)

COMMENTS: Outstanding Building and Location in North Stockton. Has small, fenced yard. High traffic West Lane goes from Lodi to Manteca! HURRY! ...this one won't last!

For more information, please contact exclusive agent:

Chuck Lantznester 209-951-1888 x1002 American Commercial Brokerage 1313 West Robinhood Drive, Suite A3 Stockton, CA 95207-5509

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