



SHOP/WAREHOUSE SPACE TO BE LEASED

**2895 Teepee Drive
Stockton, California**



SIZE: 4,000 to 16,000 square feet

Monthly Lease Rates

<u>UNIT</u>	<u>SQ FT</u>	<u>1 YEAR 1.05</u>	<u>3 YEAR .95</u>	<u>5 YEAR .90</u>
1,2 or 3	4,000	\$4,200	\$3,800	\$3,600
1-2	8,000	\$8,400	\$7,600	\$7,200
1-3	12,000	\$12,600	\$11,400	\$10,800
1-4	16,000	\$16,800+\$200	\$15,200+\$200	\$14,400+\$200
		<u>1 YEAR 1.10</u>	<u>3 YEAR 1.00</u>	<u>5 YEAR .95</u>
4	4,000	\$4,400	\$4,000	\$3,800

(3% annual increase on multiple year Leases)

ZONING: I-L (Limited Industrial)

UTILITIES: PG&E, Water, Sewer, Garbage and Liability Insurance
Paid by Tenant.

COMMENTS: Outstanding location near Highway 99 on Cherokee Road. Unit 4 comes with a small side yard. **HURRY!** ...this space won't last!

CONTACT EXCLUSIVE AGENT:

Chuck Lantzner 209-951-1888 x1002

1313 West Robinhood Drive, Suite A3 ~ Stockton, CA 95207-5509

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