

319-323 S. AMERICAN STREET

Stockton, California



WAREHOUSE(S) FOR LEASE

These charming warehouses, fondly known as “DeadAss Junction” are now being leased.

Property consists of two side-by-side masonry warehouses with an interior connecting door. Each warehouse is 4,000 SF (50’X80’) with a 3,760 SF gated yard. They can be leased separately or together as one large property.

Each warehouse has 3 phase power, two automatic roll-up doors (16’ high x 11’6” tall), wrought iron gates, cement floors, high ceilings, restroom, skylights, and gated back yard.

Great location next to the Crosstown Freeway, with direct access to I-5 and 99.

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SUMMARY

Properties of this type are hard to find—not many are available any more.

- Entire parcel is 15, 523 SF
- Each warehouse is 4,000 SF with a 3,760 SF yard
- Additional secured storage container in rear yard
- 12 ton lift for auto stacking
- New gas lines
- 3 phase power, 400 amp service
- Automatic roll-up doors in front and back (16'x11'6")
- Restroom
- Multiple skylights
- Each warehouse leases for \$3,950/mo MG
- CD zoning allows for most uses

Zoning: CD (Commercial Downtown)

Commission: 5% (2.5% Listing, 2.5% Selling)



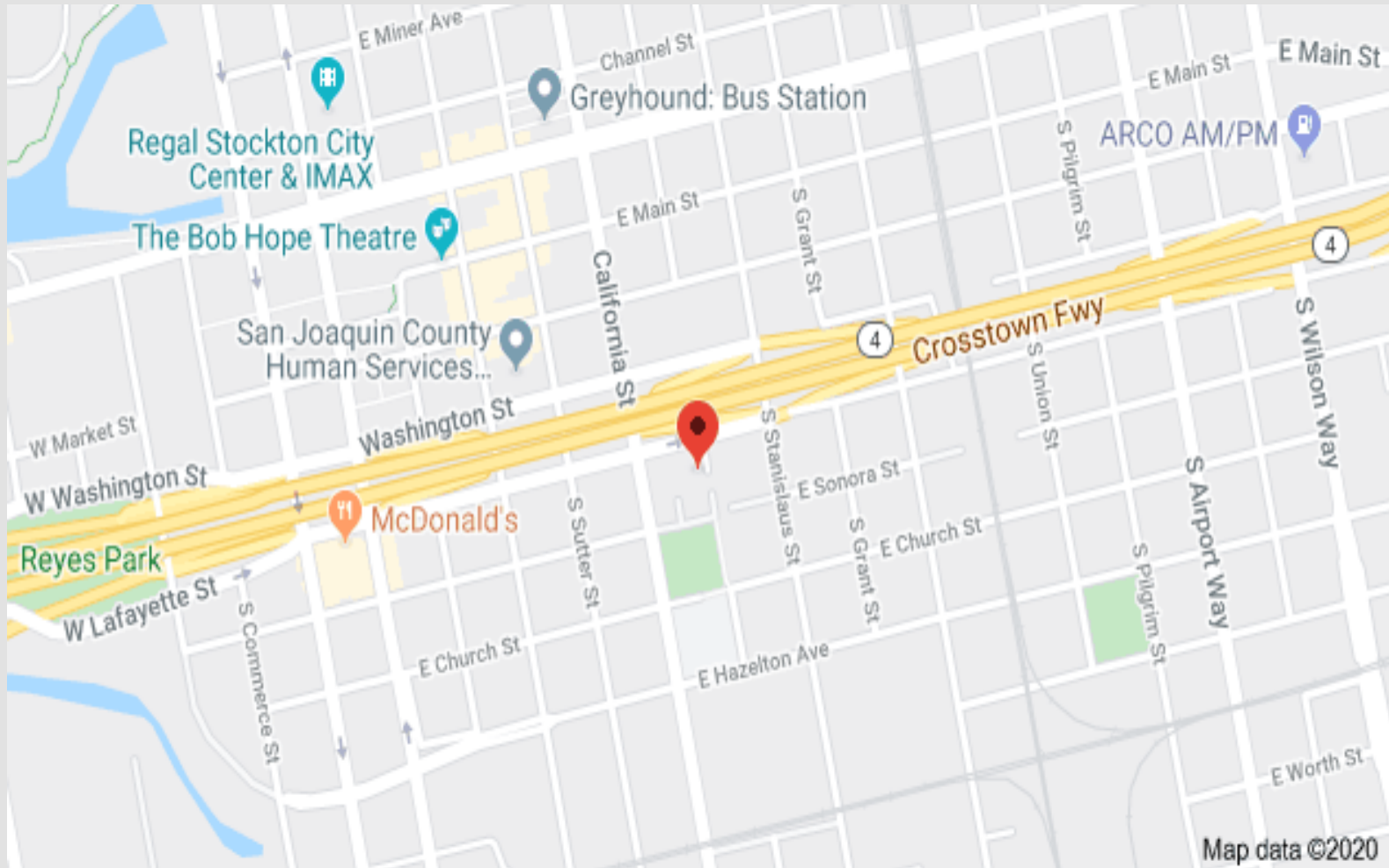
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TO I-5

TO 99

Map data ©2020

STOCKTON, CALIFORNIA



Stockton has many things to be proud of, from its inventory of historic downtown buildings to its sparkling waterfront. Stockton has been home to the University of the Pacific since 1924. Stable neighborhoods of Victorian and Craftsman homes and the charming Miracle Mile shopping center surround the university.

Downtown Stockton is undergoing a tremendous public and private sector revitalization. Successes include a baseball stadium, sports arena, waterfront hotel, marina and promenade, Bob Hope Theater, Janet Leigh Plaza/16-screen Cineplex and a new 300,000 SF courthouse which opened in 2017.

High prices in San Francisco and the Bay Area are creating a new migration of economic and creative refugees relocating to Stockton for its affordable real estate, historic architecture, and relaxed lifestyle.

New Live+Work lofts and market-rate residential are under construction in the downtown core.

Museums, theaters, symphony, wine-tasting, and diverse cultures add to Stockton's charms.

With a population of over 300,000, Stockton is the 13th largest city in California. Stockton is the county seat of San Joaquin County, with over 685,000 residents.

