

**FOR SALE**

# EL PINAL INDUSTRIAL PARK

2636 West Lane • Stockton CA



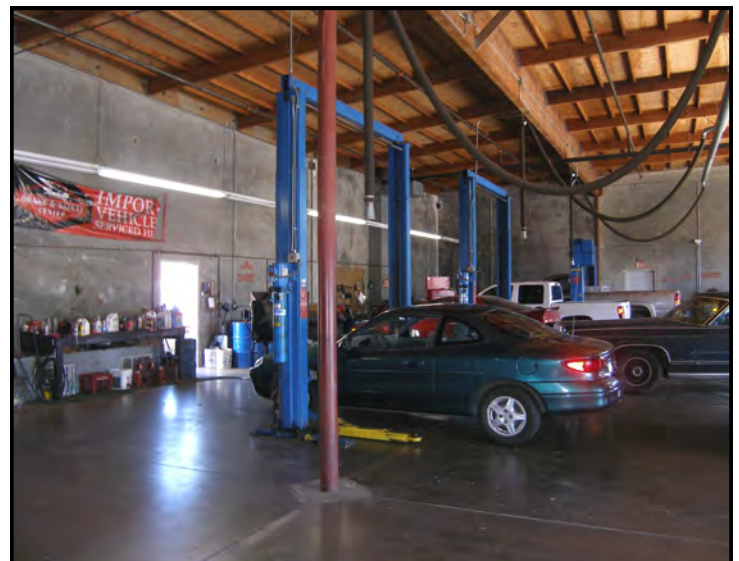
**Price Reduced:**  
**\$288,000 (\$40.00 PSF)**

**Asking Price: ~~\$400,000.00~~**



## Building Specifications:

- Building Size: 7,200± Sq. Ft. (120'± x 60'±)
- Lot Size: .45± Acres
- Office: 800±Sq. Ft. including reception area, two (2) private offices, parts room and two (2) restrooms.
- Construction Type: Concrete tilt-up.
- Grade Level Doors: Four (4) (12' x 12')  
One (1) (15' x 10')
- Power: 200 Amps, 120/240 Volts, 3 Phase
- Clear Height: 16'± - 18'±
- Sprinklers
- Halogen Warehouse Lighting
- Floor drain
- Full warehouse ventilation and exhaust systems
- All services provided by the City of Stockton
- Located in California State Enterprise Zone



## INDUSTRIAL SERVICES TEAM - EXCLUSIVE BROKERS:

**MIKE GOLDSTEIN, SIOR**  
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CA License No. 01319234

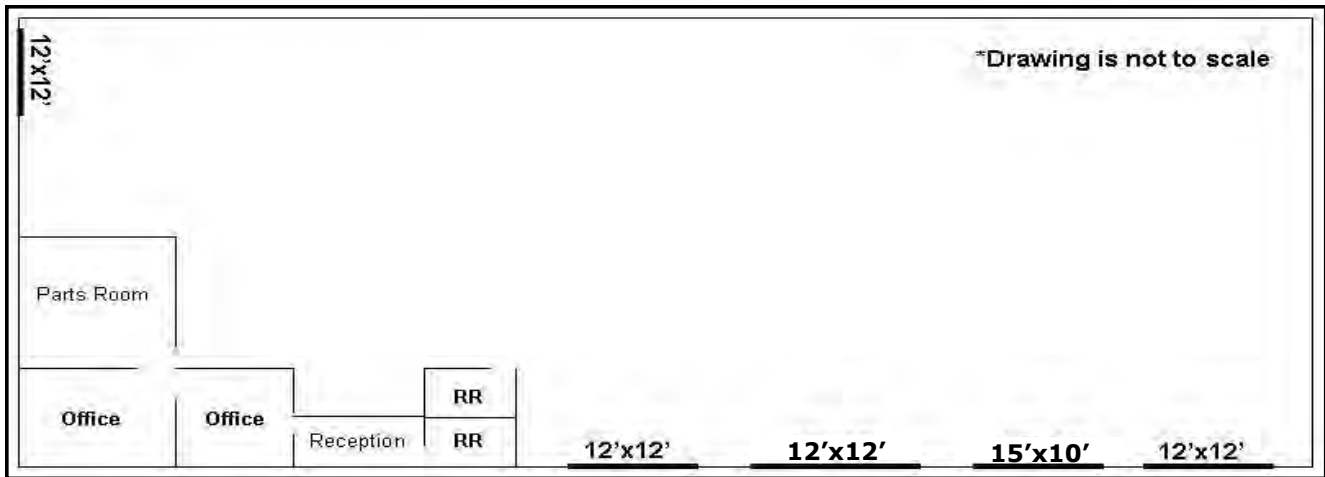
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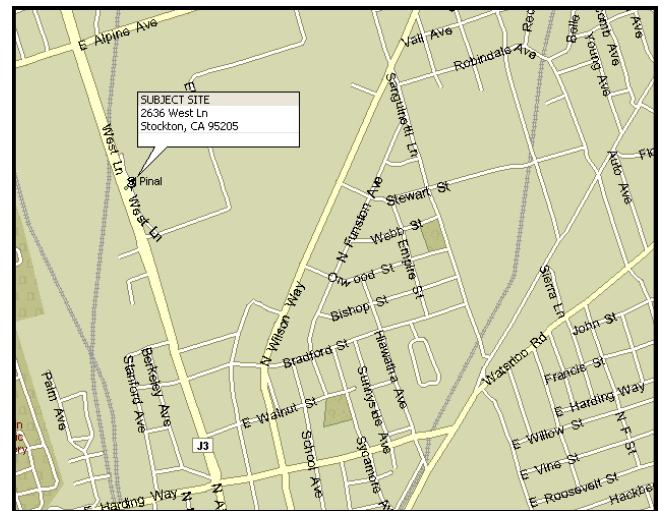
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### EQUIPMENT FOR SALE (OPTIONAL)

Quantity	Description	Owner's Value
1	9,000 lb. auto hoist	\$ 3,000.00
2	7,000 lb. auto hoists	\$ 4,000.00
1	Van Norman brake lathe	\$ 4,000.00
1	Sun Scope diagnostic computer	\$ 20,000.00
1	A/C recharge equip for R12 & 134A	\$ 3,000.00
1	Cuda parts washer	\$ 2,000.00
1	Snap-On scanner	\$ 2,000.00
1	Air compressor	\$ 1,000.00
1	Snap-On scanner	\$ 2,000.00
1	Strut compressor	\$ 500.00
1	Gray transmission jack	\$ 1,000.00
1	Kwik-Way on-car brake lathe	\$ 3,000.00
2	Portable water coolers	\$ 1,000.00
	Other misc. tools & equipment	\$ 5,000.00
	<b>TOTAL</b>	<b>\$ 51,500.00</b>

Note: All equipment "as is, where is" without warranty



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