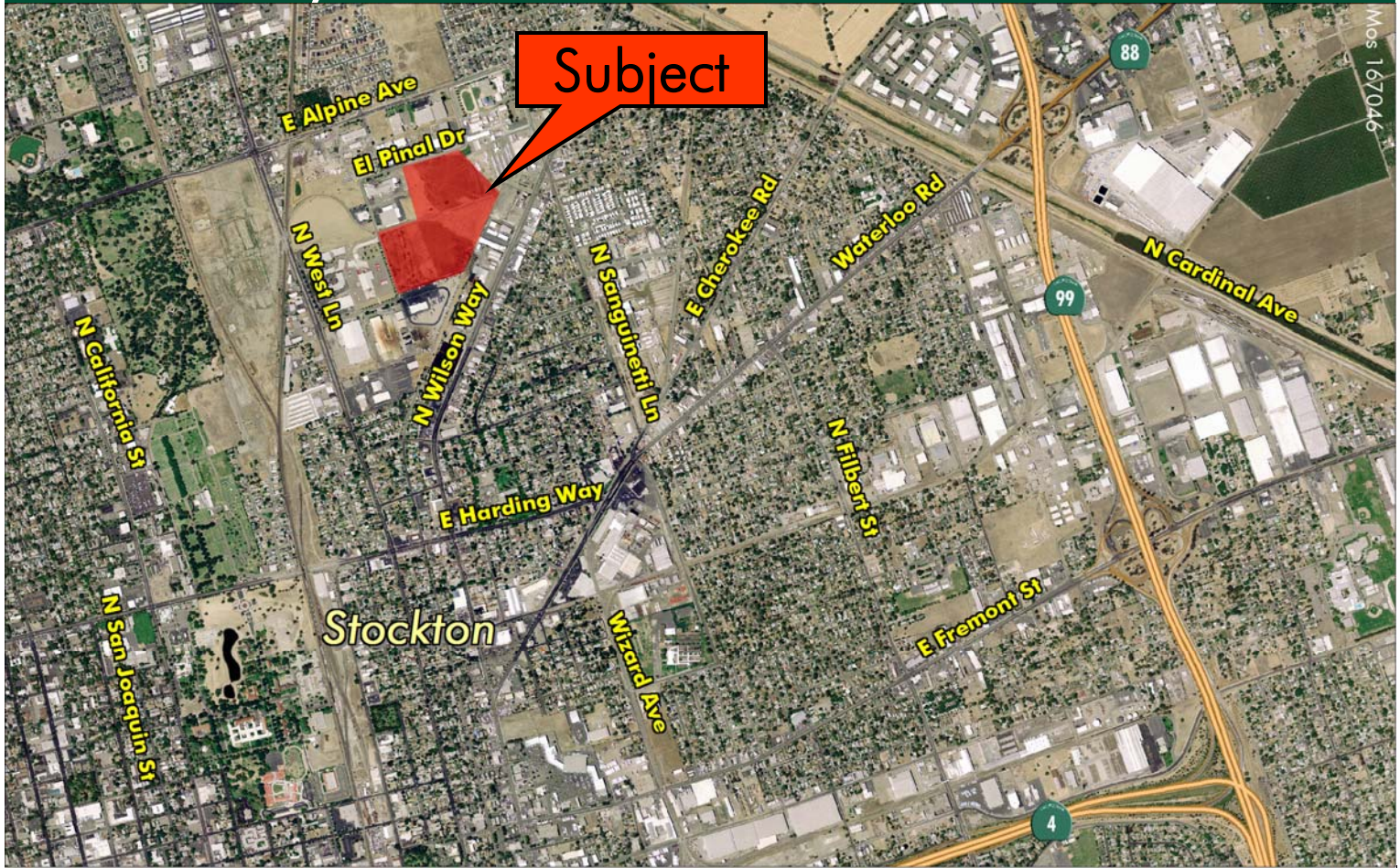


El Pinal Industrial Park Stockton, CA

FOR SALE
±35.18 Acres Divisible



For additional information log on to www.cbre.com/kevin.dalporto. Click on 'Team Listings'

For more information, contact:

Kevin Dal Porto
T 209.476.2952
F 209.476.2960
Kevin.dalporto@cbre.com

Ryan McShane
T 209.476.2910
F 209.476.2960
Ryan.mcshane@cbre.com

Zac Sweet
T 916.446.8756
F 916.446.8750
Zac.sweet@cbre.com

CB Richard Ellis
1776 W. March Ln., Ste. 170
Stockton, CA 95207
T 209.473.7800
F 209.476.2960

www.cbre.com/stockton

FEATURES :

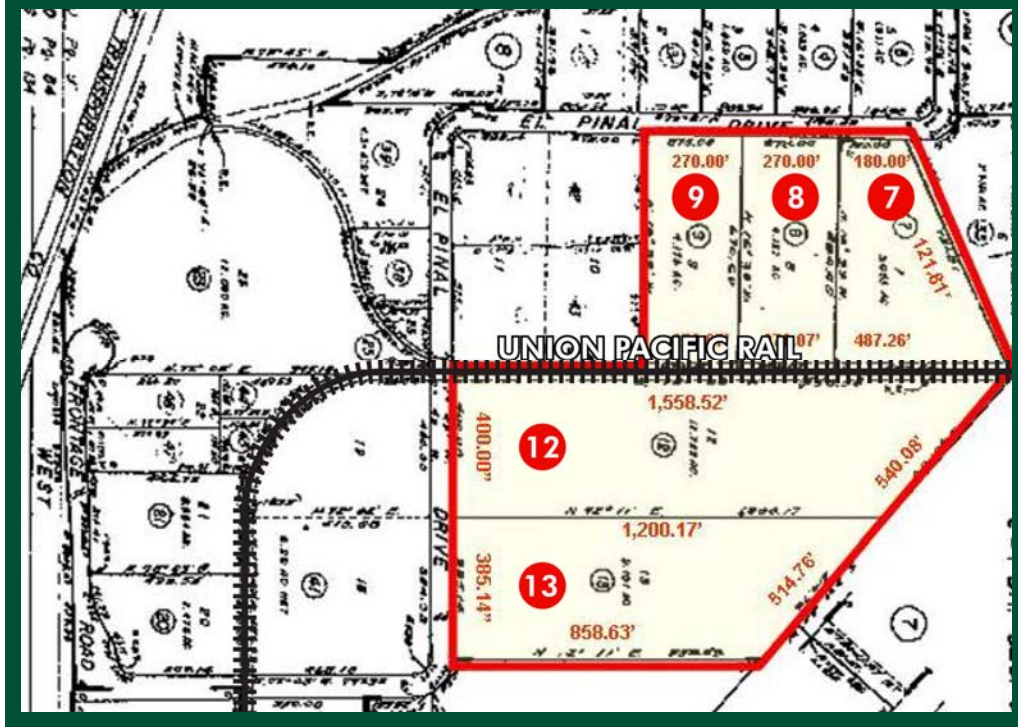
- 5 parcels totalling 35.18 Acres
- Divisible to ±4.13 acres
- Located in the El Pinal Industrial Park
- Zoned I-G Industrial, City of Stockton
- California State Enterprise Zone
- Rail Served by Union Pacific Railroad
- Centrally located with access to Hwy 99 , Hwy 4 & I-5
- Improved site with utilities served by City of Stockton
- Building permits submitted on lots 12 and 13 to construct 3,000 SF Office with large paved yard
- Seller may consider owner financing

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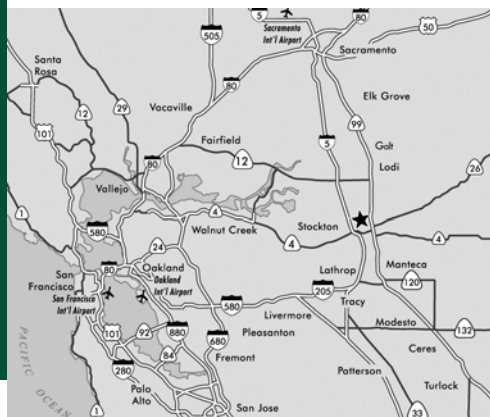
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El Pinal Industrial Park Stockton, CA

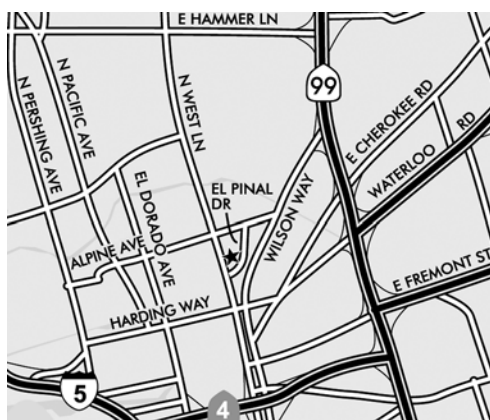
FOR SALE
±35.18 Acres Divisible



Area Map



Vicinity Map



Pricing Matrix

Lot	± Acres	± Square Feet	Price/SF	Total Price
7	5.06	220,414	\$4.50	\$991,863
8	4.13	179,903	\$4.50	\$809,564
9	4.17	181,645	\$4.50	\$817,403
12	12.72	554,083	\$4.50	\$2,493,374
13	9.10	396,396	\$4.50	\$1,783,782
Totals:	35.18		\$4.50	\$6,895,986

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