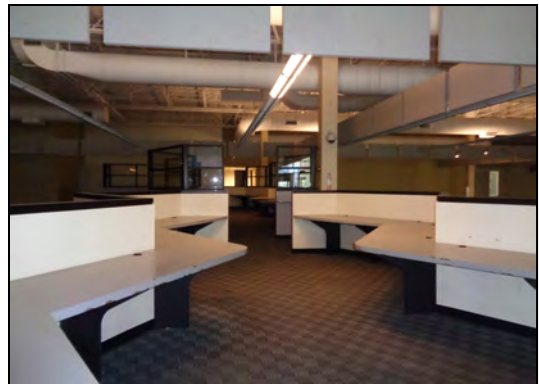


Retail-Office Building

**1441 East Swain Road @ West Lane
Stockton, CA**



Building size: 51,427 sq. ft.

Lot size: 5.33 acres

Year built: 1994 - APN: 094-050-32

Zoning: Commercial General

Parking: 350 surface spaces

Construction: stucco over metal stud

1-story building, featuring large open floor plan, secured patio & roll-up doors - All exterior doors controlled by magnetic card lock system - Premises monitored via closed circuit surveillance Centrally located on the West Commercial Corridor - Easy accessibility from I-5 and Hwy 99 - High visibility location on a signalized corner. Lease negotiations in process with local company - 10,000sf, 20 yrs, IG terms: \$13,000 - yrs 1-5, \$14,000 - yrs 6-10, \$15,600 - yrs 11-15, \$16,819 - yrs 16-20.



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