

AVAILABLE FOR LEASE

4001 N. WILSON WAY

STOCKTON | CALIFORNIA



±17,700 SQUARE FOOT OFFICE/LAB/WAREHOUSE



Property Specifications:

Total Square Feet:	±17,700 Sq. Ft
Office:	±11,595 Sq. Ft consisting of a secured reception area, eight (8) private offices, conference room, breakroom, storage rooms and a ±4,450 Sq. Ft. bullpen/open office area.
Labs:	±2,255 Sq. Ft consisting of three (3) separate lab rooms with counters, sinks, and floor drains.
Warehouse:	±3,850 Sq. Ft of two (2) separate units, each including a 12' x 12' grade level door.
Parking:	Eighty Five (85) spaces
Zoning:	CG - General Commercial (San Joaquin County)
Features:	Fully conditioned office/labs Fully Sprinklered Metal construction Ample glass line Natural gas
Lease Rate:	\$13,500/Month, Gross

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