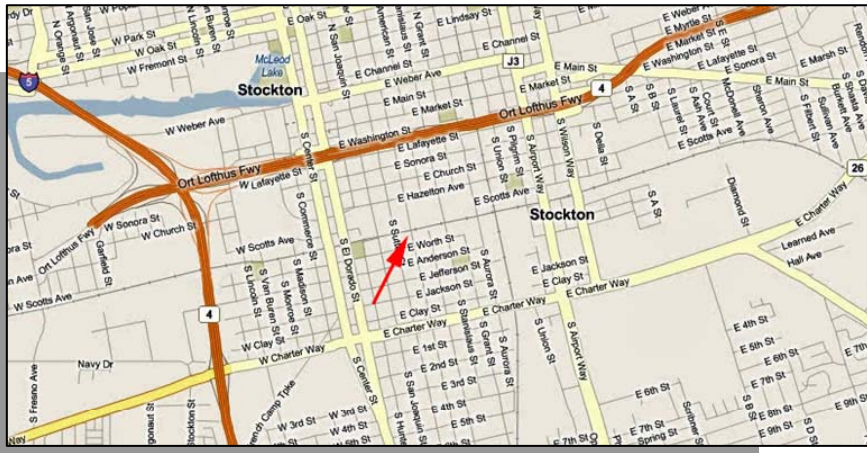


DEVELOPMENT PARCEL



801 S. California St., Stockton, CA



FOR SALE

SIZE: 22,500 +/- square foot parcel with partially completed office building of 3,320 +/- square feet.

LOCATION: Located at the southwest corner of the intersection of California Street and the BNSF railroad tracks. The site is midway between the Crosstown Freeway to the north and Charter Way to the south. The Crosstown Freeway provides easy access to I-5 and SR 99.

ZONING: The zoning designation for the parcel is IL (Industrial, Limited).

GENERAL: This is a level lot with a partially completed office building facing California Street. The original plans for the site included a 3,500 +/- square foot warehouse. Construction on the warehouse has not been started.

The property is owned by the lender and is being marketed and is to be sold in its as-is, where-is condition.

PRICE: \$199,000.



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