




# For Lease

±24,000 SF Warehouse in Arch Road Business Park  
4025 Arch Road, Stockton, CA

 **JLL** SEE A BRIGHTER WAY

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

4025 Arch Road, Stockton, CA / Lease

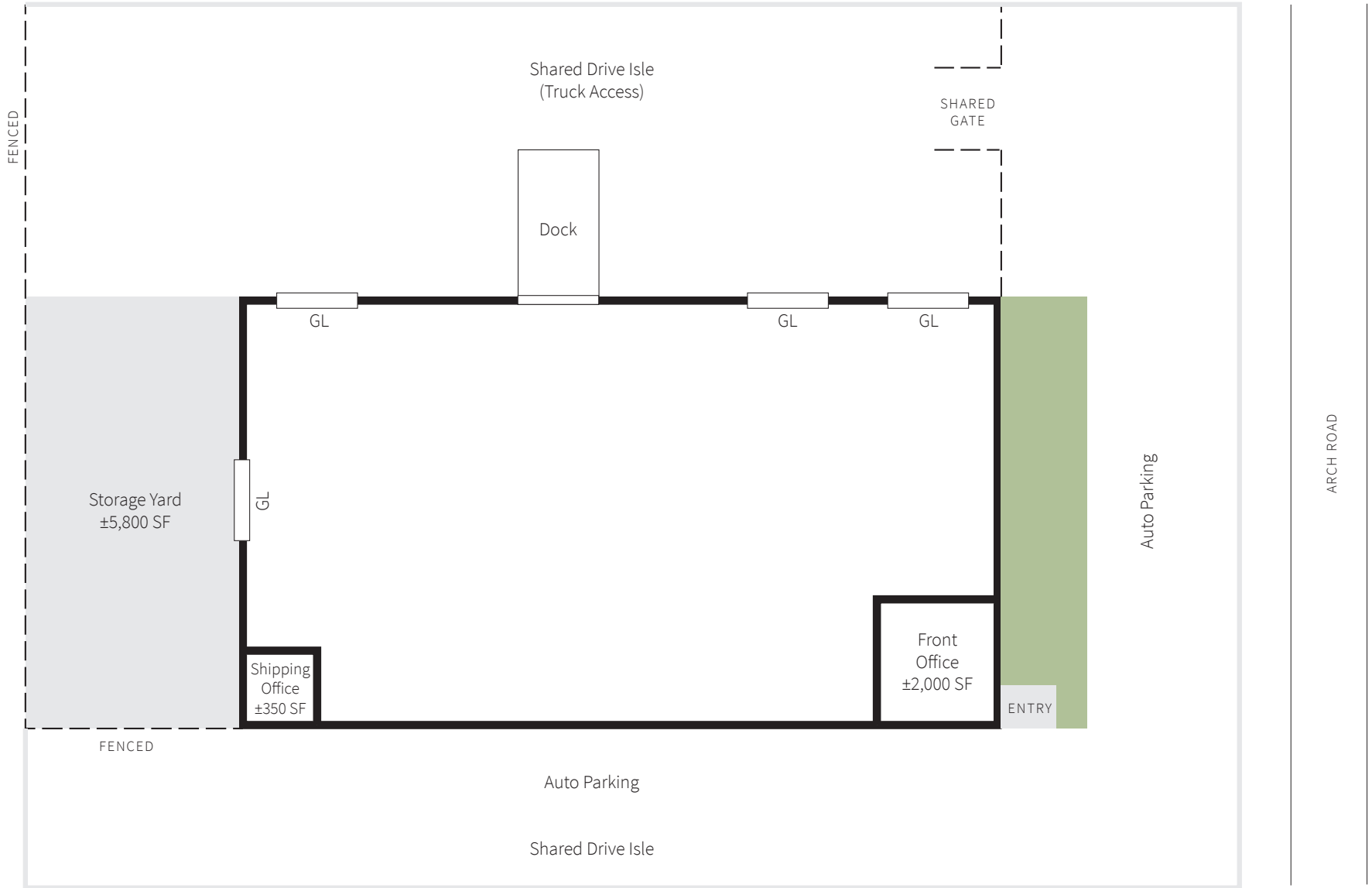
# Property Specs

<b>Building Size</b>	±24,000 SF
<b>Dimensions</b>	120' x 200'
<b>Lot Size</b>	±1.62 AC
<b>Dock Doors</b>	One (1)
<b>Grade Level</b>	Four (4)
<b>Front Office</b>	±2,000 SF <ul style="list-style-type: none"><li>• One (1) private</li><li>• Two (2) restrooms</li><li>• Open floor plan</li></ul>
<b>Shipping Office</b>	±350 SF <ul style="list-style-type: none"><li>• One (1) restroom</li><li>• Open office</li></ul>
<b>Clear Height</b>	±20'
<b>Column Spacing</b>	20' x 50'
<b>Sprinklers</b>	Wet
<b>Power</b>	400 amps, 277/480v
<b>Roof</b>	New TPO roof (2023)
<b>Zoning</b>	I-L, City of Stockton
<b>Features</b>	<ul style="list-style-type: none"><li>• Fenced site</li><li>• Excellent access to Hwy 99 and I-5 via the Arch Airport Road connector</li></ul>
<b>Lease Rate</b>	Contact Broker



# Floorplan

\*FLOORPLAN NOT DRAWN TO SCALE



# Corporate Neighbors



1	Costco Wholesale
2	Cost Plus World Market
3	Cost Plus World Market
4	Amazon
5	Home Depot
6	Allen Distribution
7	C&S Wholesale Grocers
8	Raley's
9	Trader Joe's

10	Staples
11	Whirlpool
12	Lifestyle
13	Weber
14	International Paper
15	Southwest Traders
16	Pace Supply
17	Allen Distribution
18	Pitney Bowes
19	Fox

20	Amazon
21	Amazon
22	KeHe
23	General Mills
24	Niagara
25	Niagara
26	Amazon
27	BNSF
28	FedEx
29	Target

30	CPFD
31	BMW
32	Pactiv
33	Simpson StrongTie
34	Prism Logistics
35	Dollar Tree
36	Costco Wholesale
37	O'Reilly

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## Location

- Easy access to Highways 99 and I-5.
- Located only 70 miles east of the Port of Oakland.
- Nearby BNSF & Union Pacific Intermodal facilities.

### Distance from Subject

BNSF Intermodal	2.5 miles
UP Intermodal	7 miles
Port of Stockton	11.5 miles
Sacramento	56 miles
Port of Oakland	70 miles
Fresno	119 miles
Reno	180 miles
Port of LA / Long Beach	367 miles
Las Vegas	512 miles
Portland	631 miles
Salt Lake City	700 miles
Phoenix	720 miles
Seattle	805 miles



**For more information,  
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