

OMP



AVAILABLE



HEAVY POWER
22.5 MW capable

ADVANCED MANUFACTURING / DISTRIBUTION FACILITY OMP Duck Creek Commerce Park

2222 S. Sinclair Avenue | Stockton, CA

**STATE-OF-THE-ART
ADVANCED MANUFACTURING /
DISTRIBUTION FACILITY
TOTALING ±262,844 SF
ON ±14.42 ACRES.**

Property Highlights:

Heavy Power
Climate Controlled
Closed Circuit Surveillance System
Fully Fenced & Secured



AVAILABLE
Q1 2027



FREEWAY ACCESS
Direct Hwy 99 access
via Farmington Road



WAREHOUSE
100% climate
controlled space



CRANE
Two (2) 30M ton
overhead cranes



LOADING
17 dock doors
10 add. knock out panels
11 grade level doors



FLOOR
7" Slab



FIRE SUPPRESSION
0.22 GPM / 2,000 SF
(ESFR capable)



YEAR BUILT
2008



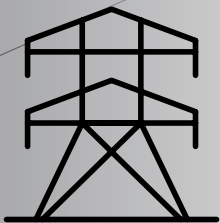
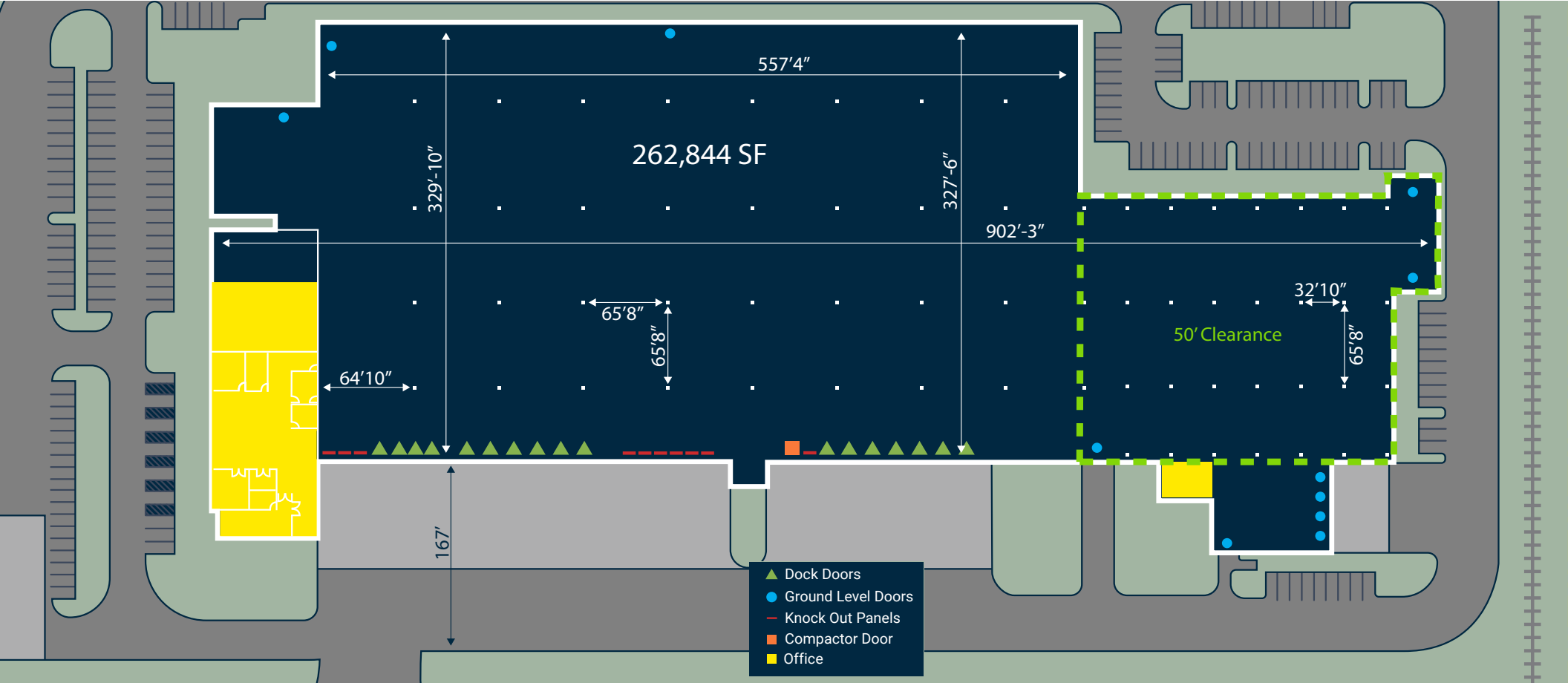
BLDG SUBSTATION



OFFICE



LOADING



PG&E Pacific Gas and Electric Company

HEAVY POWER

22.5 MW capable

Supports Energy-Intensive Manufacturing	
- Accommodates high-load operations such as semiconductor packaging, battery manufacturing, EV components, aerospace, food processing, industrial automation, and AI/data processing equipment. - Reduces the need for costly power upgrades that can delay projects by years.	

Immediate Power Availability Accelerates Time-to-Market

- Companies can begin operations faster versus sites waiting for utility infrastructure expansion.

Future-Proof Capacity for Expansion

- Supports phased growth without relocating operations.
- Designed to accommodate long-term growth, enabling manufacturers to scale operations and deploy new automated technologies without major infrastructure constraints.

BUILDING SIZE:	±262,844 SF
ACREAGE:	±14.42 acres
MAIN OFFICE/BREAKROOM SIZE:	±18,000 SF
DOCK DOORS:	17 w/ dock equipment
KNOCK OUT PANELS:	10
GRADE LEVEL DOORS:	11
CLEAR HEIGHT:	27.5' min. w/ 50' in approx. 54,000 SF
POWER:	22.5 MW capable
FIRE SUPPRESSION:	0.22 gpm / 2,000 SF (ESFR capable)
COLUMN SPACING:	65' x 65'
TRUCK COURT:	140' w/ 60' concrete apron
SKYLIGHTS:	5% coverage
WAREHOUSE LIGHTING:	Fluorescent
FLOOR SLAB:	7"
SECURITY:	Closed circuit surveillance system

SITE PLAN

BUILDING 1
2216 S. SINCLAIR AVE
265,496 SF

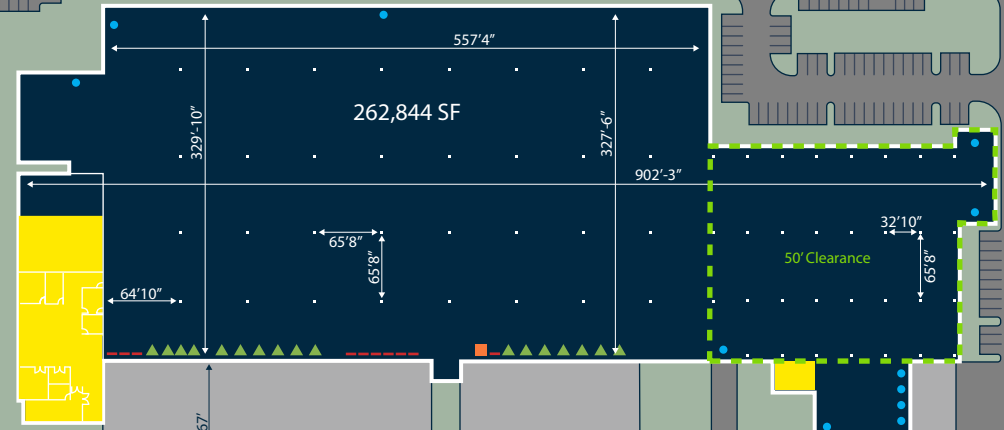
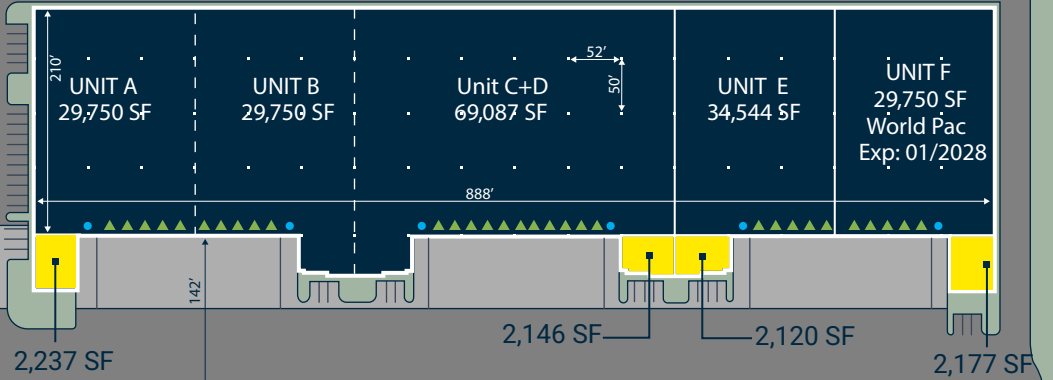


*Pacific Gas and
Electric Company*

BUILDING 2
2228 S. SINCLAIR AVE.
197,876 SF

— Existing Demising Wall
- - - Potential Demising Wall

SUBSTATION



BUILDING 3
2222 S. SINCLAIR AVE.
262,844 SF

S. SINCLAIR AVE

S. SINCLAIR
AVE

NAP

- ▲ Dock Doors
- Ground Level Doors
- Knock Out Panels
- Compactor Door
- Office

BNSF RAIL



ACCESS

Strategic Central Valley Location

Ports & Intermodals	
▪ Port of Stockton	9 miles
▪ Port of Sacramento	50 miles
▪ Port of Oakland	76 miles
▪ Port of Long Beach / LA	365 miles
▪ BNSF Intermodal	4 miles
▪ UP Intermodal	11 miles

Interstate / Highway	
▪ Highway 99	1/4 mile
▪ Highway 4	1 mile
▪ Interstate 5	5 miles
▪ Highway 120	12 miles
▪ Interstate 205	20 miles
▪ Interstate 580	34 miles

Airports	
▪ Stockton Metro	7 miles
▪ Sacramento Int'l	63 miles
▪ Oakland Int'l	71 miles
▪ San Jose Int'l	76 miles
▪ San Francisco Int'l	89 miles

AERIAL OVERVIEW

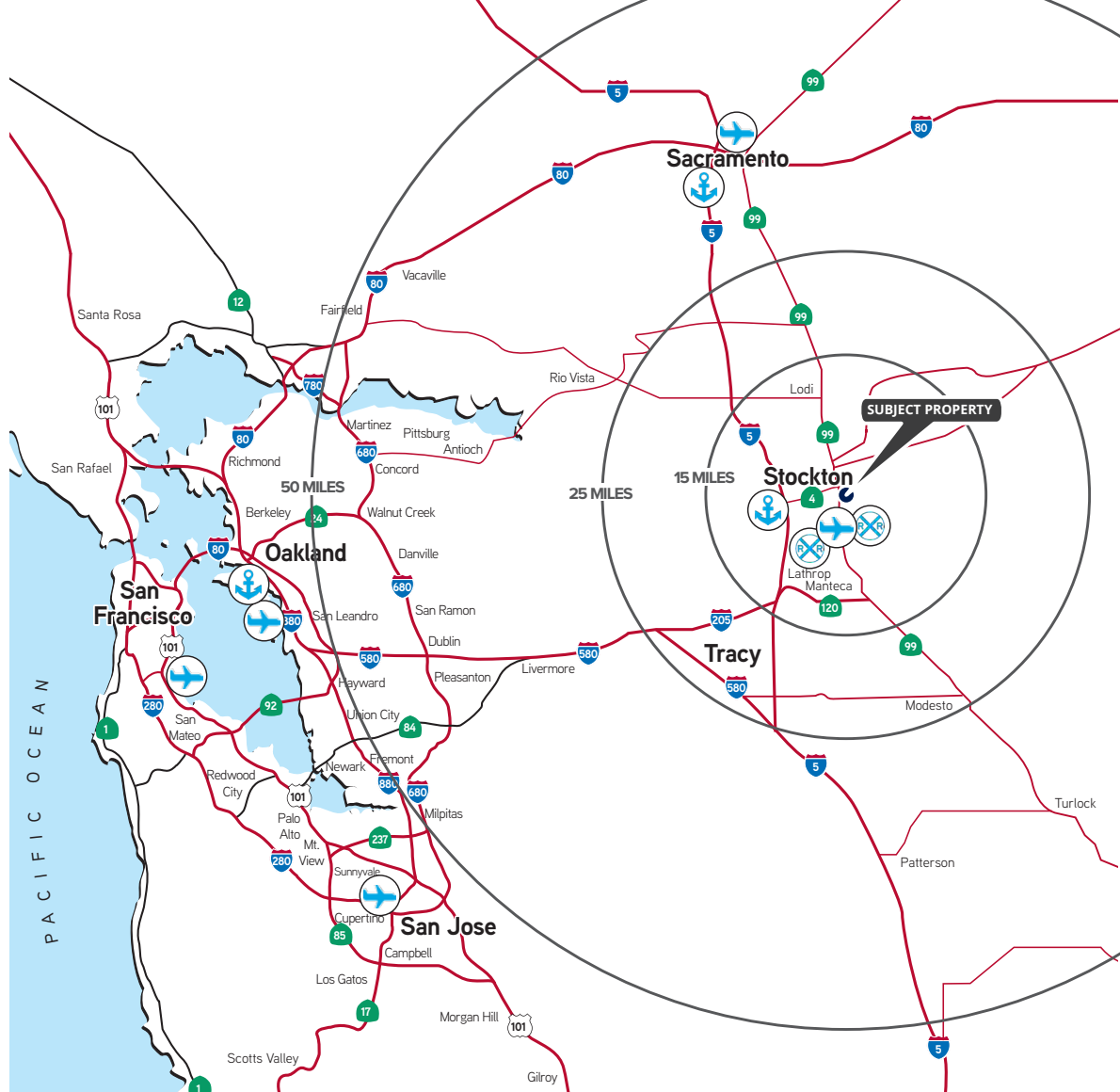


Location Details

- Located on Farmington Road / Highway 4, offering ease of access to major arterials Highway 99 & Interstate 5 providing superior access to the entire West Coast.
- Excellent proximity to major distribution & logistics channels including Stockton Metro Airport (7 miles), the Port of Stockton (9 miles), BNSF (4 miles) & UP (11 miles) Intermodal Facilities
- Access to a large and diverse skilled labor pool of manufacturing, logistics, distribution, food processing and industrial operations employees from Stockton, Sacramento, the East Bay, and the broader Central Valley.

Within 50 mile radius

- 375,000+ regional workforce capable of supporting large-scale production / manufacturing operations.
- 22,000+ manufacturing workers already active in the local economy.
- 44,000+ transportation and warehousing employees supporting supply chain and logistics functions.



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