

CENTRAL INDUSTRIAL CENTER

621, 821 AND 1021 INDUSTRIAL DRIVE | STOCKTON, CA



State-of-the-Art Distribution and Manufacturing Buildings

Three Buildings Totaling ±1,090,160 SF For Lease



EXCLUSIVE LISTING AGENTS:

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BUILDING 3:
±833,280 SF

**BUILDING SPECS:**

Building Size: ±135,200 SF

Office: ±2,070 SF

Clear Height: 32'

Column Spacing: 52' x 50'

Dock Doors: 29

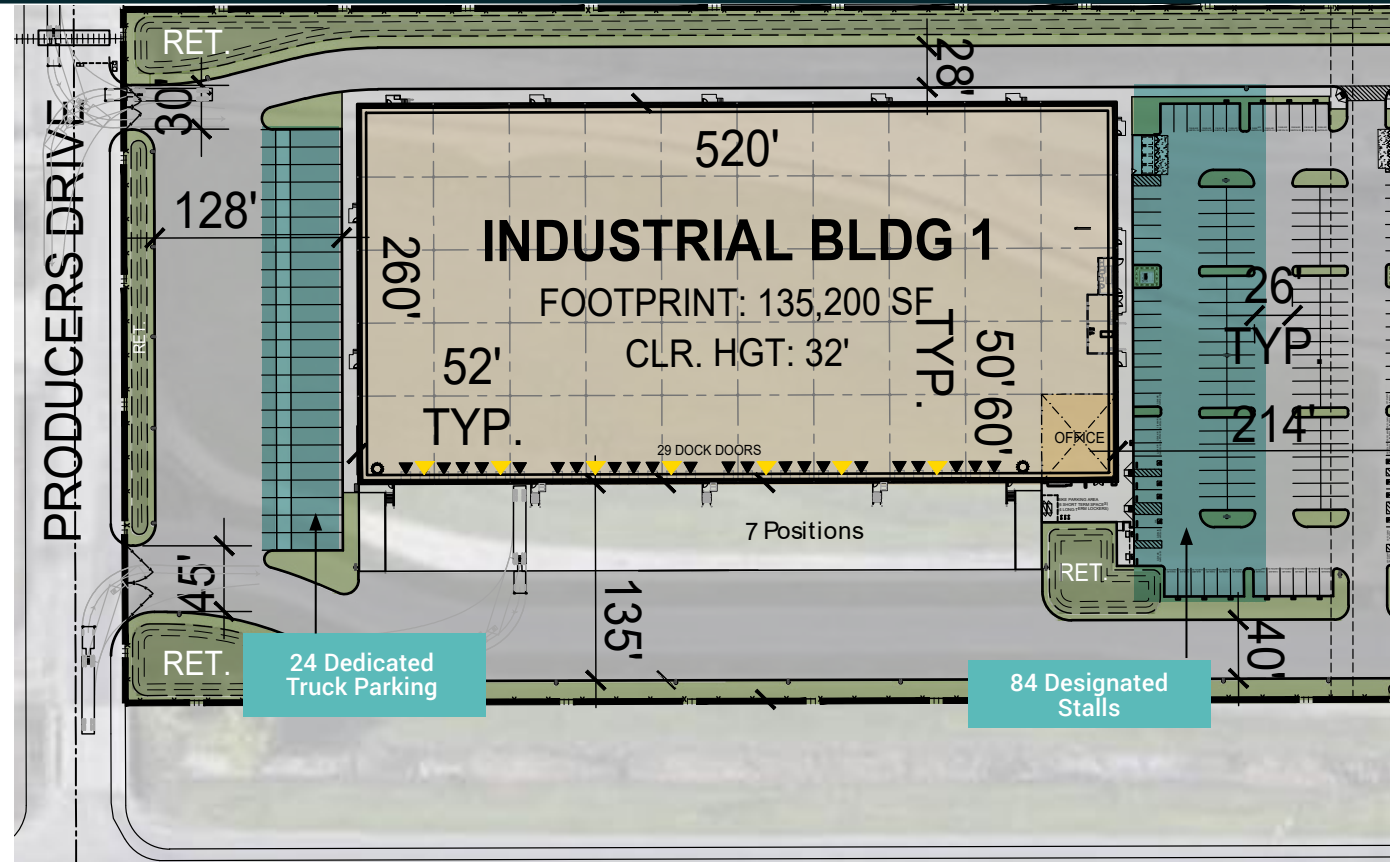
Ground-Level Doors: 2

Parking Stalls: 84

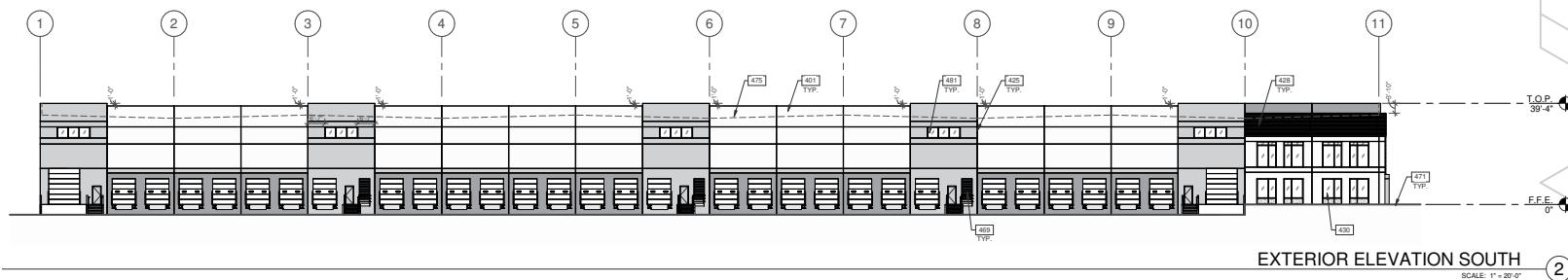
Truck Stalls: 24

Truck Court: 135'

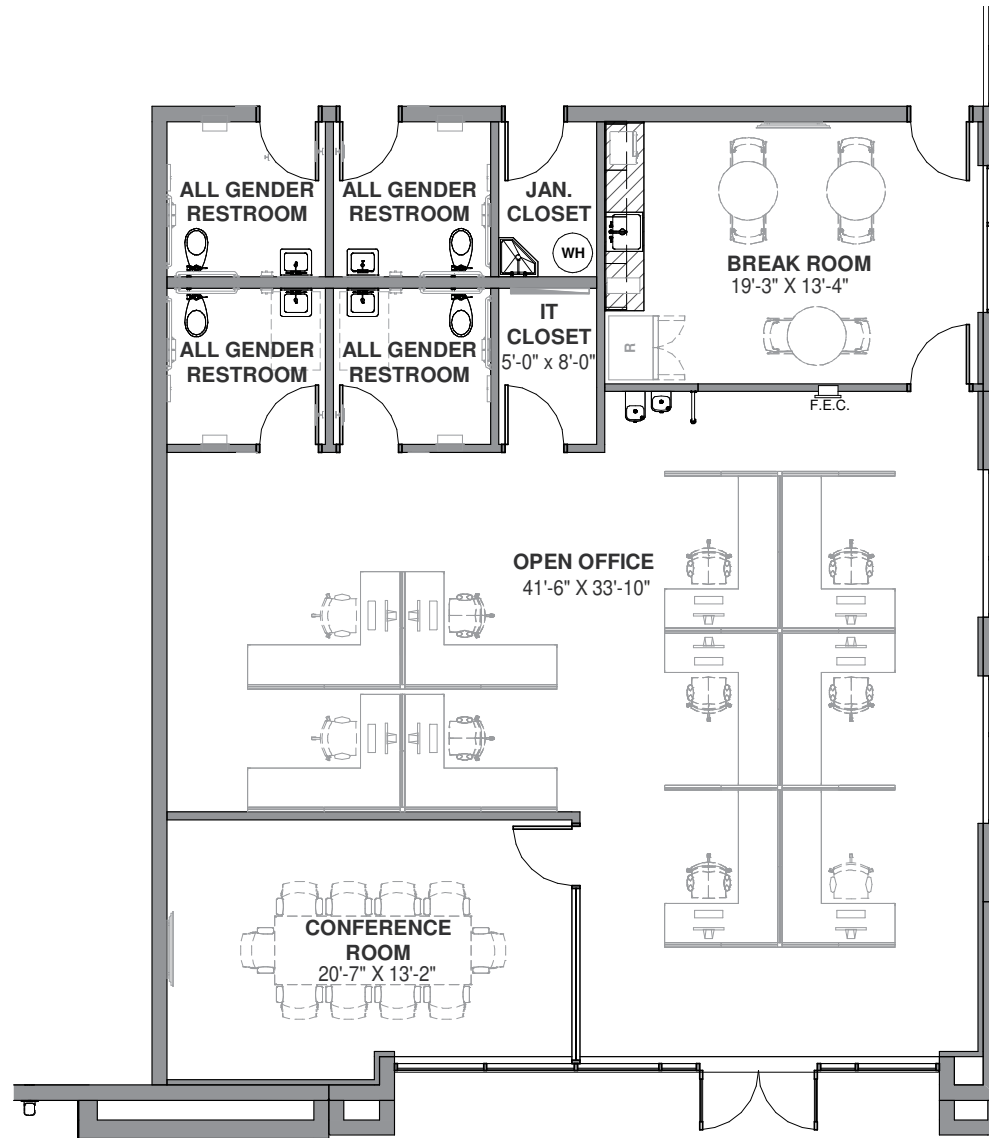
Sprinklers: ESFR



SITE PLAN

BUILDING 1 - ELEVATIONEXTERIOR ELEVATION SOUTH
SCALE: 1" = 20'-0"

OFFICE PLAN
±2,070 SF



**BUILDING SPECS:**

Building Size: ±121,680 SF

Office: ±2,071 SF

Clear Height: 32'

Column Spacing: 52' x 50'

Dock Doors: 25

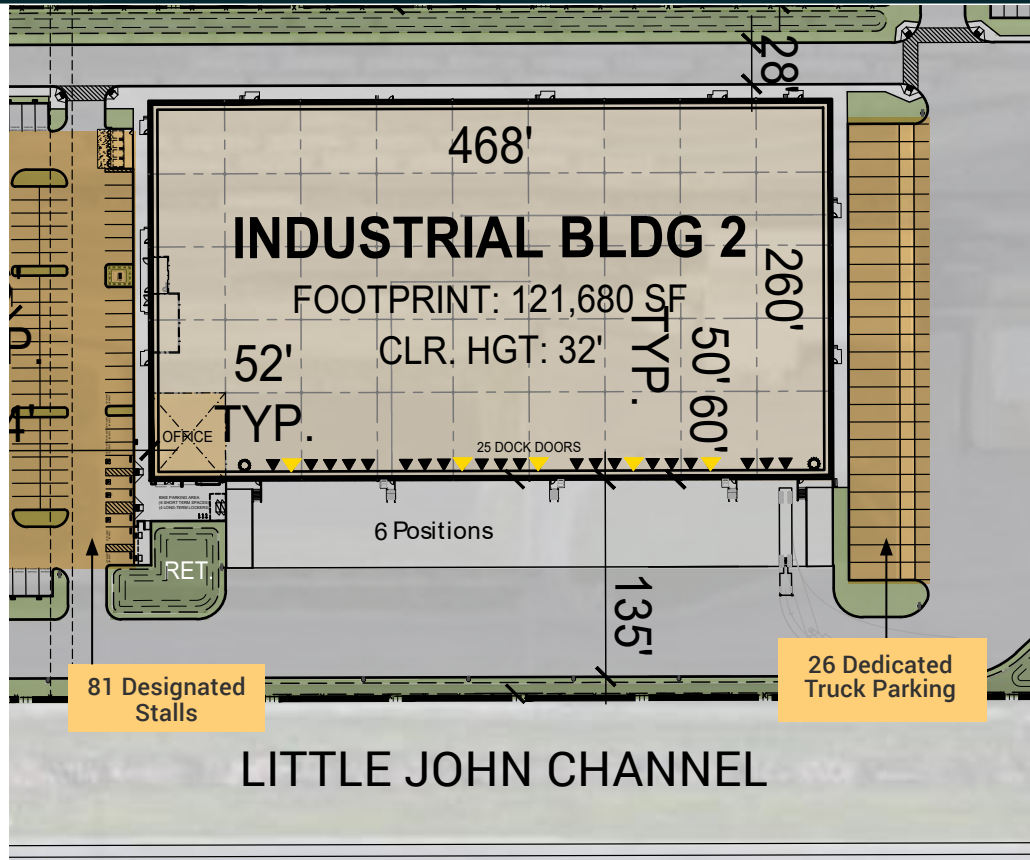
Ground-Level Doors: 2

Parking Stalls: 81

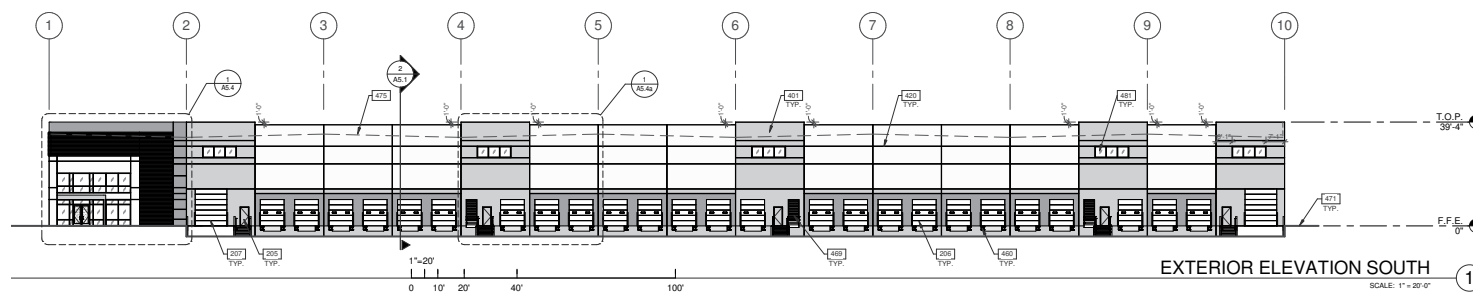
Truck Stalls: 26

Truck Court: 135'

Sprinklers: ESFR



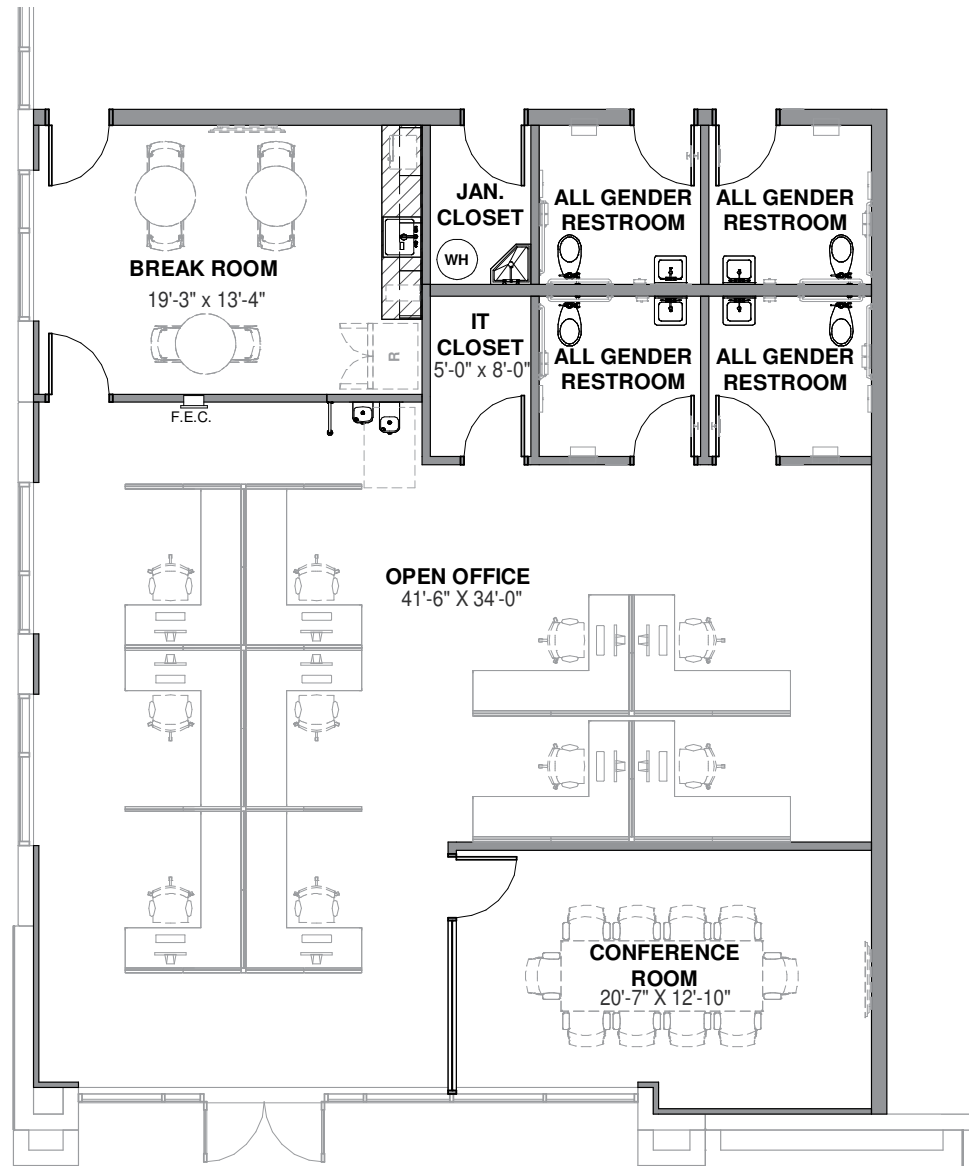
SITE PLAN

BUILDING 2 - ELEVATION

EXTERIOR ELEVATION SOUTH

SCALE: 1" = 20'-0"

OFFICE PLAN
±2,071 SF





BUILDING SPECS:

Building Size: ±833,280 SF

Office: ±4,822 SF

Clear Height: 40'

Column Spacing: 56' x 50'

Dock Doors: 134

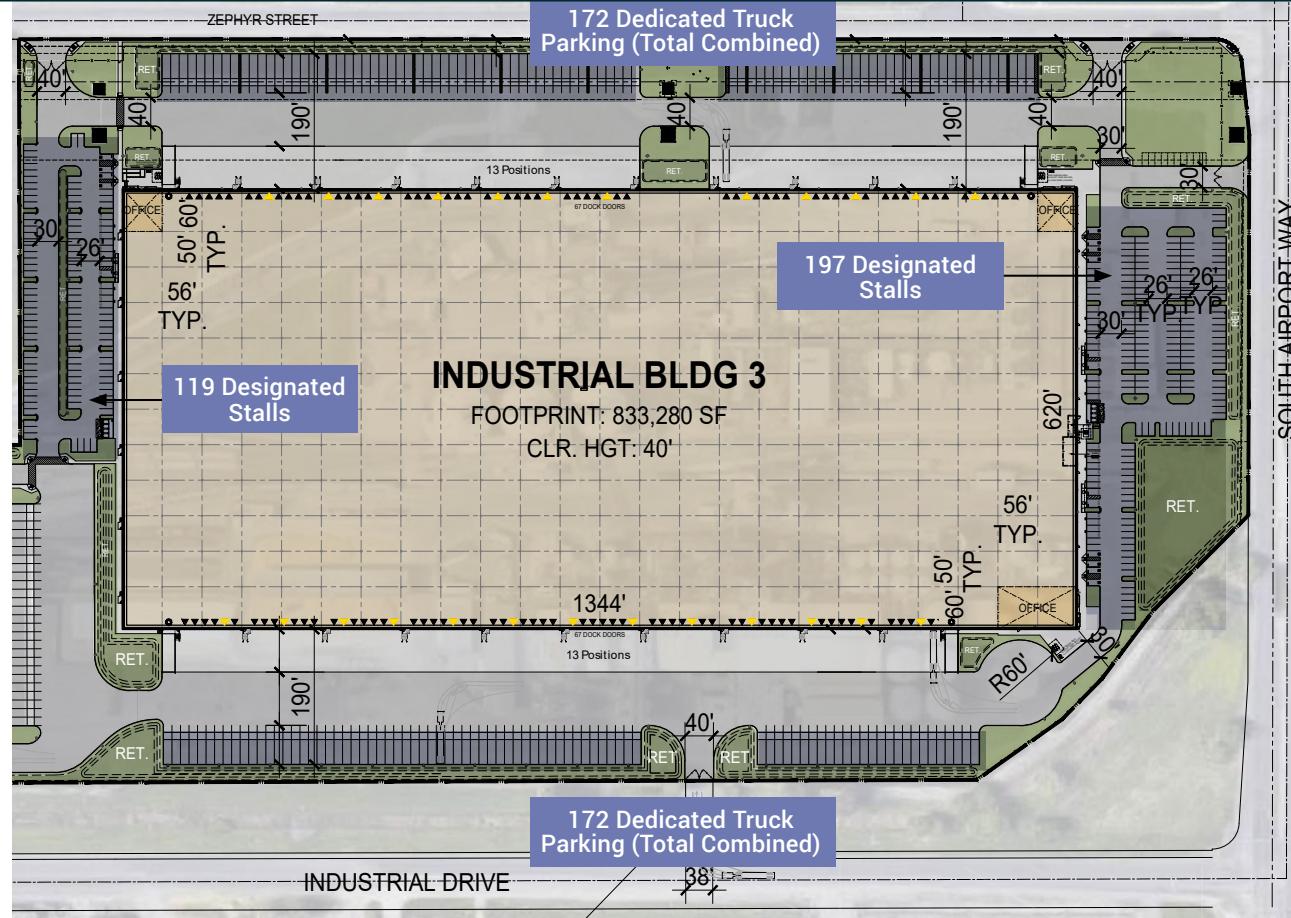
Ground-Level Doors: 4

Parking Stalls: 316

Truck Stalls: 172

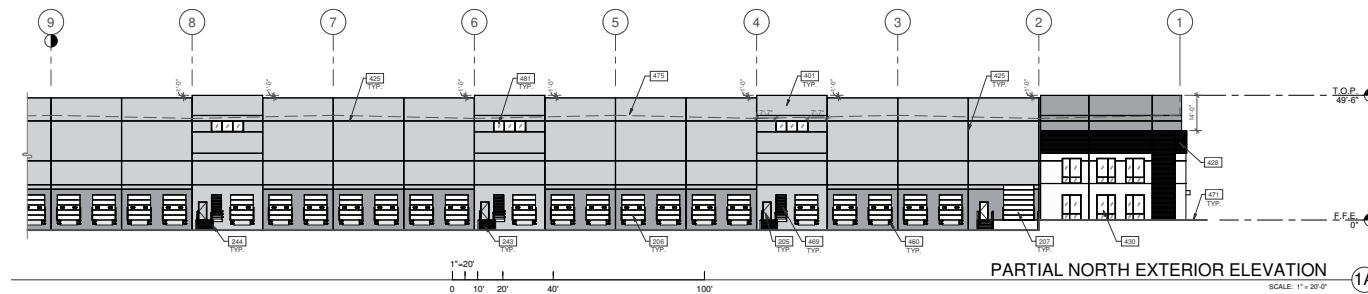
Truck Court: 190'

Sprinklers: ESFR

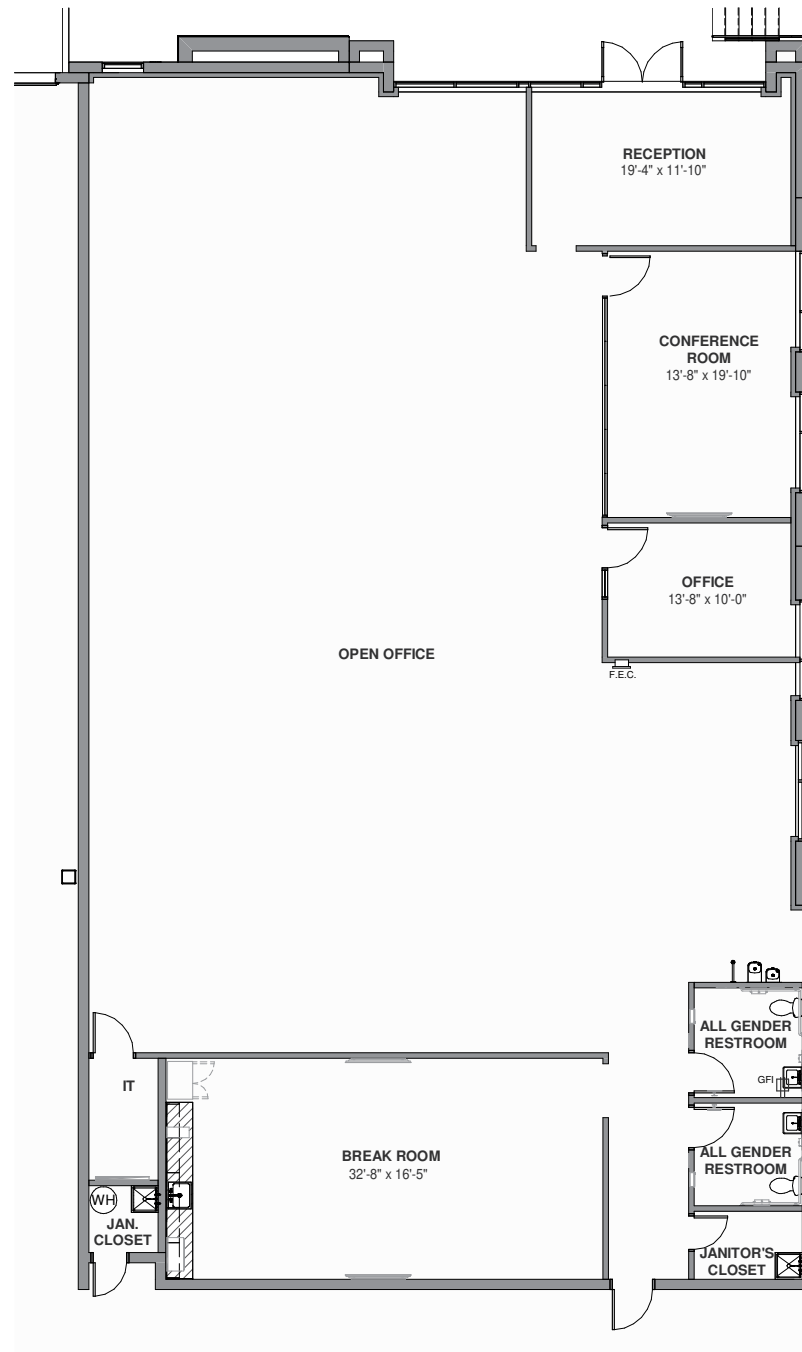


BUILDING 3 - ELEVATION

SITE PLAN



OFFICE PLAN
±4,822 SF







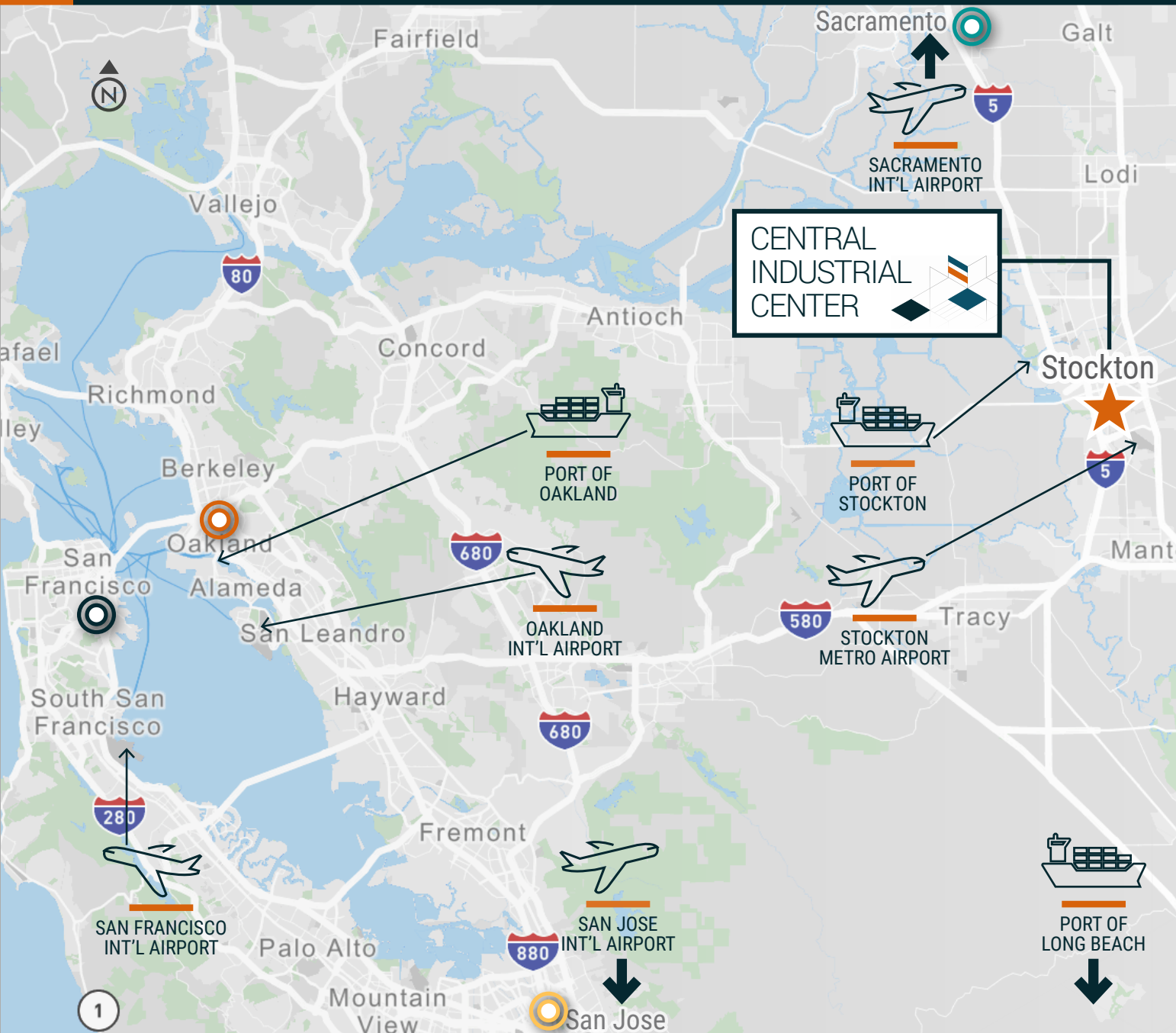
STOCKTON LOCATION ADVANTAGE



Regional Market Access

CENTRAL INDUSTRIAL CENTER

12



Distance From Site



12

- PORT OF STOCKTON | 7.1 MILES
- PORT OF OAKLAND | 68.4 MILES
- PORT OF LONG BEACH | 360 MILES
- STOCKTON AIRPORT | 2.0 MILES
- SACRAMENTO AIRPORT | 65.2 MILES
- OAKLAND AIRPORT | 62.7 MILES
- SAN JOSE AIRPORT | 69.3 MILES
- SAN FRANCISCO AIRPORT | 78.2 MILES
- BNSF INTERMODAL | 5 MILES
- UNION PACIFIC INTERMODAL | 5 MILES

- SACRAMENTO | 54 MILES
- OAKLAND | 69 MILES
- SAN FRANCISCO | 81 MILES
- SAN JOSE | 79 MILES
- FRESNO | 121 MILES
- LOS ANGELES | 337 MILES

to Los Angeles

Fresno

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