



# Available For Lease or Sale

## Stockton Airport Submarket

1780 Industrial Drive | Stockton, CA

±111,160 SF Class “A” Warehouse / Distribution Center div. to ±55,580 SF

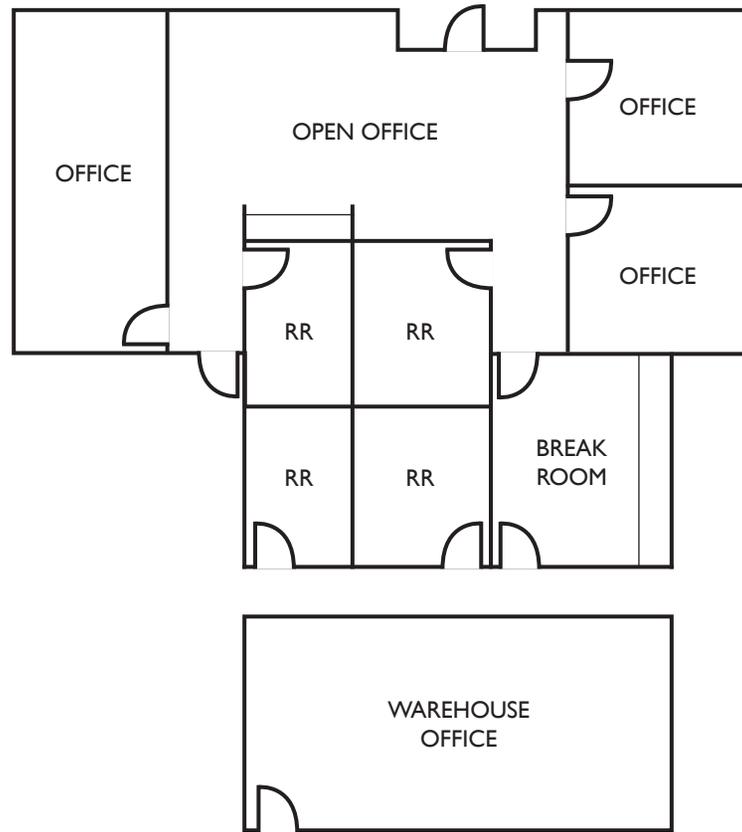
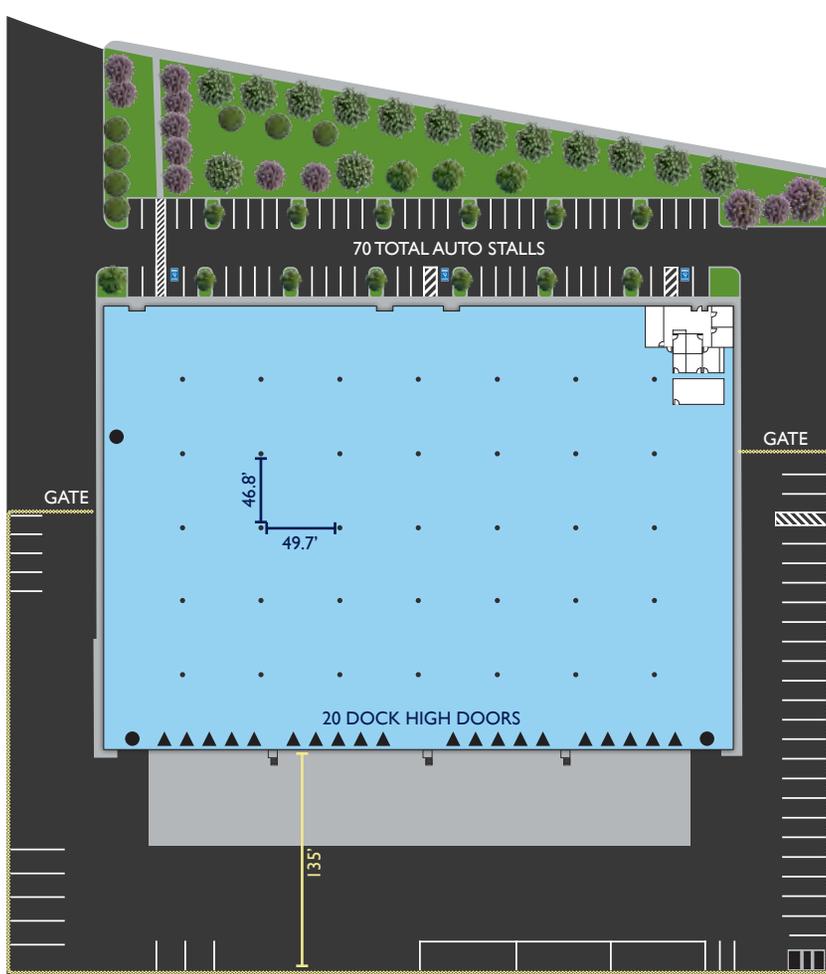
**UNDER NEW OWNERSHIP**  
**READY FOR IMMEDIATE OCCUPANCY**

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### BUILDING 1 SPECIFICATIONS

Building Size	±111,160 SF
<b>Available Size</b>	<b>±111,160 SF</b>
Building Dimensions	280' D x 397' W
Parcel Size/FAR	±6.43 acres / 39.7%
Administrative Office	±1,345 SF
Warehouse Office	±512 SF
Dock High Doors	20 (9' x 10') (8 doors with EOD, 3 doors with pit levelers)
Grade Level Doors	3 (12' x 14')
Power	2,000 Amps, 277/480V, 3-Phase
Lighting	T-5
Clear Height	±30' - 32'

Sprinklers	ESFR
Column Spacing	46.8' x 49.7'
Floor Slab	6"
Year Built	2008
Skylights	2%
Auto Parking	70 stalls
Yard	Fully fenced, lighted and secured
Water	City of Stockton
Storm / Storm	City of Stockton
Power & Electric	PG&E
Zoning	I-G, General Industrial (City of Stockton)

**Site**  
1780 Industrial Drive  
Stockton, California



**GREAT LOCATION**

EASY ACCESS TO MAJOR ARTERIALS  
I-5, I-205, HWY 99 & HWY 120



**INTERMODAL FACILITIES**

WITHIN CLOSE PROXIMITY TO  
UP & BNSF INTERMODAL FACILITIES



**FREIGHT**

MULTIPLE PORTS LOCATED WITHIN  
60 MILES OF THE LOCATION

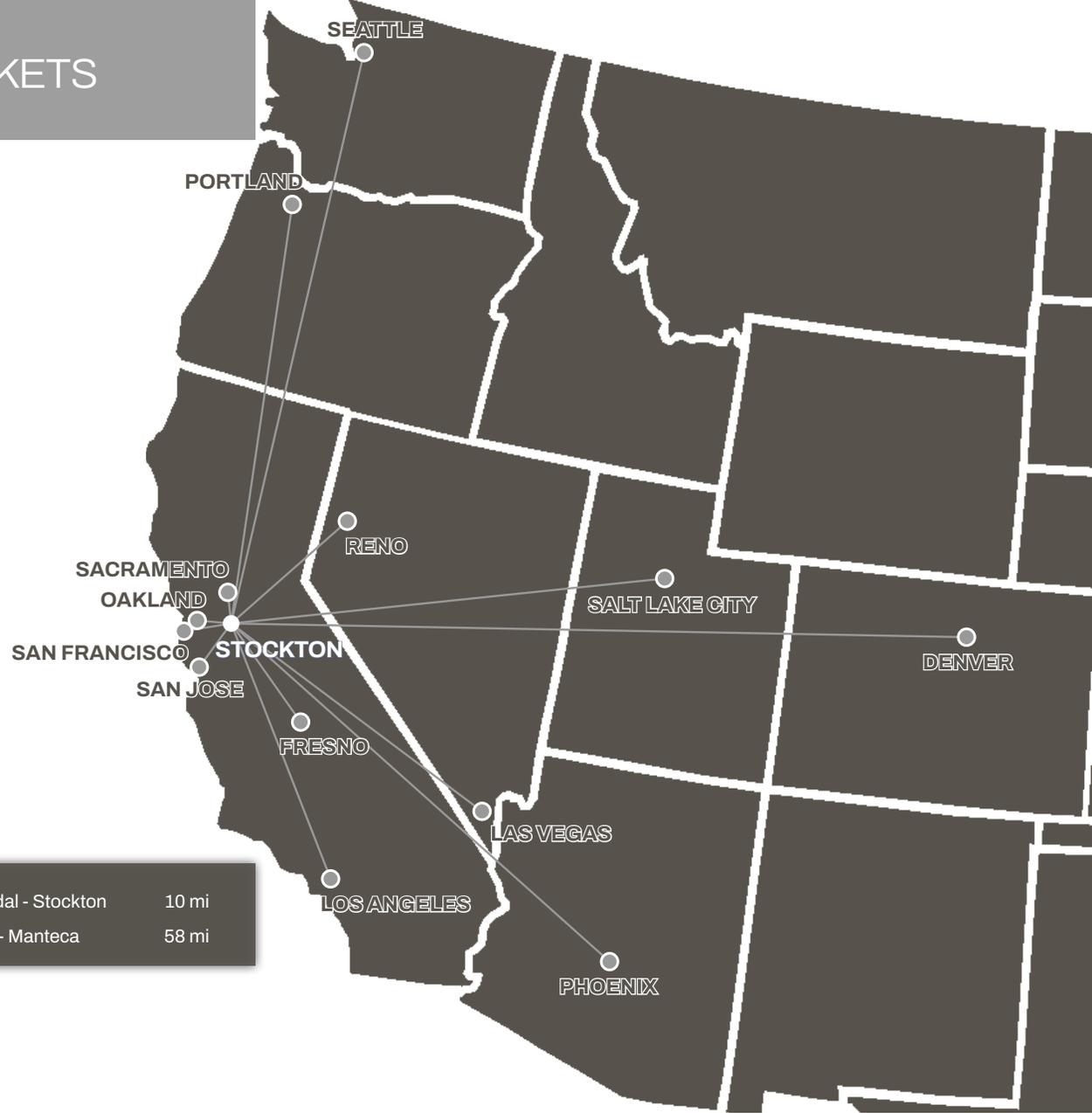
# PROXIMITY TO WEST COAST MARKETS

City	Distance (mi)
Sacramento	53
Oakland	72
San Jose	76
San Francisco	84
Fresno	120
Reno	181
Los Angeles	337
Las Vegas	513
Portland	635
Phoenix	698
Salt Lake City	699
Seattle	807

Airport	Distance (mi)
Stockton Metro Airport	1
Oakland Int'l Airport	67
Sacramento Int'l Airport	63
San Jose Int'l Airport	72
San Francisco Int'l Airport	85

Port	Distance (mi)
Port of Stockton	10
Port of West Sacramento	58
Port of Oakland	72
Port of San Francisco	88
Port of LA & Long Beach	361
Port of Seattle	802

Rail	Distance (mi)
BNSF Intermodal - Stockton	10
UP Intermodal - Manteca	58



The **Central Valley** is the premier location from which to serve Northern California & the Western United States.

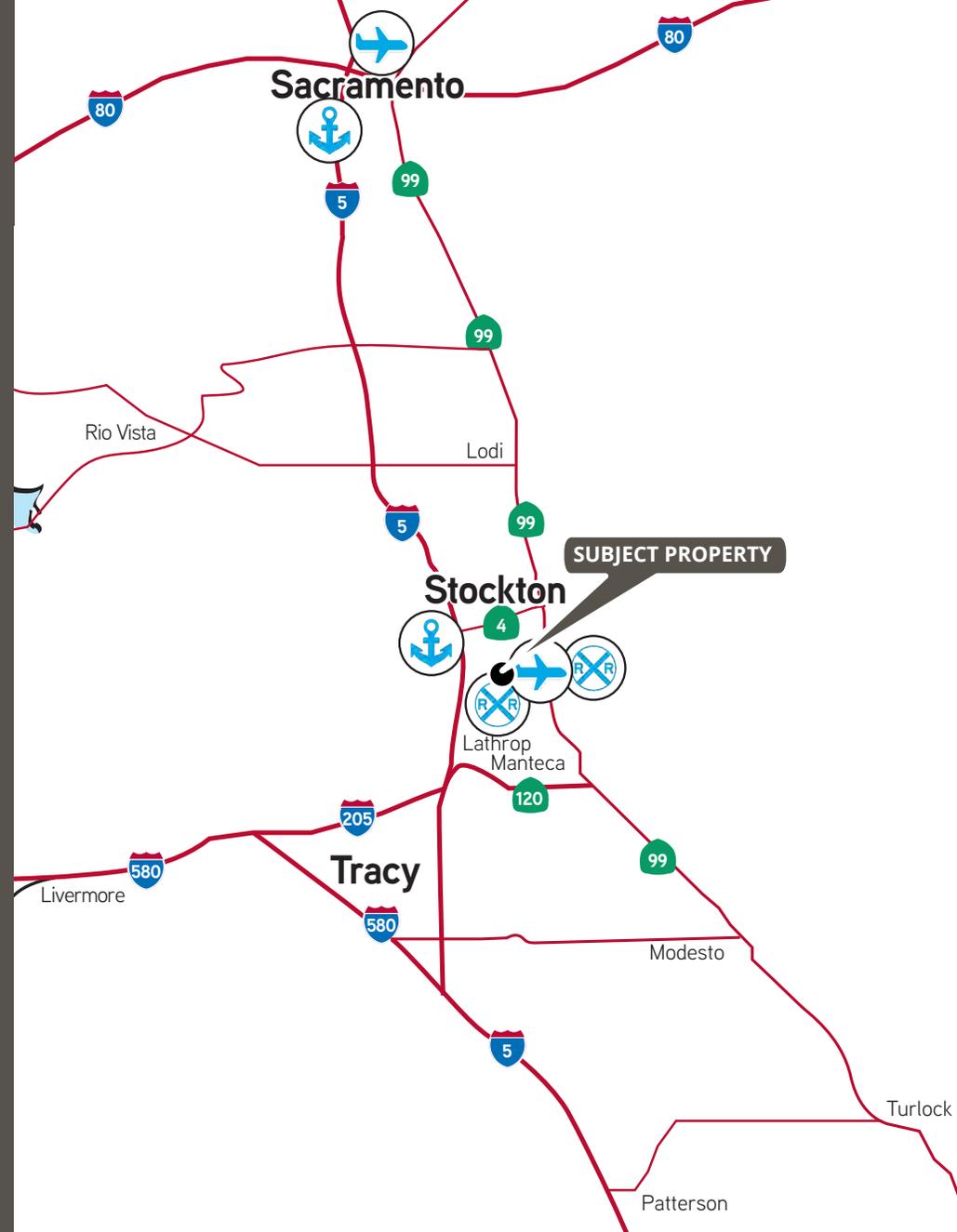
# About the Ownership



## WHO WE ARE

GO Industrial is an industrial development firm that delivers forward thinking development and workplace strategies for industrial users. With services that include development management, asset management, and project management, the GO Industrial team brings a wholistic approach to the industrial sector from acquisition through disposition. GO Industrial has vast experience with projects that have significant hurdles to overcome in order to achieve success, including environmental, entitlement and infrastructure challenges. These skills have made the GO Industrial team known for their ability to execute on ground-up developments and value-add projects that require significant vision. Put simply, there is no project too challenging for the GO Industrial team. With a focused approach on every project, GO Industrial simplifies the development process for our partners and aim to exemplify the company slogan: INDUSTRIAL UNBOXED.

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