

# INDUSTRIAL LAND - TRUCKING/OUTDOOR STORAGE FOR SALE

4082 S. STATE ROUTE 99 E. FRONTAGE ROAD | STOCKTON | CA



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**SALE PRICE: \$4,926,636**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## FEATURES:

- 11.31± acre site
- APNs: 179-172-56
- Offering up to 200 Trailer parking positions
- ±.89 miles North of Arch Road / Hwy 99 STAA Interchange
- ±1.2 miles South of Mariposa Road / Hwy 99 STAA Interchange
- Direct frontage with tremendous visibility along Hwy 99 - California's Premier trucking corridor
- Flexible zoning / use permits in place to allow for truck/trailer parking and/or sales, equipment, display, sales and/or storage, construction and contracting services and other outdoor related operations
- Located in rapidly expanding Central Valley industrial area
- Located within Opportunity Zone
- Close proximity to distribution facilities for some of the world's most recognizable companies, including Amazon, Whirlpool, Trader Joe's, UNFI, BMW, Home Depot, Target, Cost Plus, Dollar Tree, Wal-Mart and Costco

- **Zoning:** Industrial Limited
- **Water:** Private Well
- **Sewer:** Private Septic
- **Electricity:** PG&E
- **Storm Water:** On site Storm pond

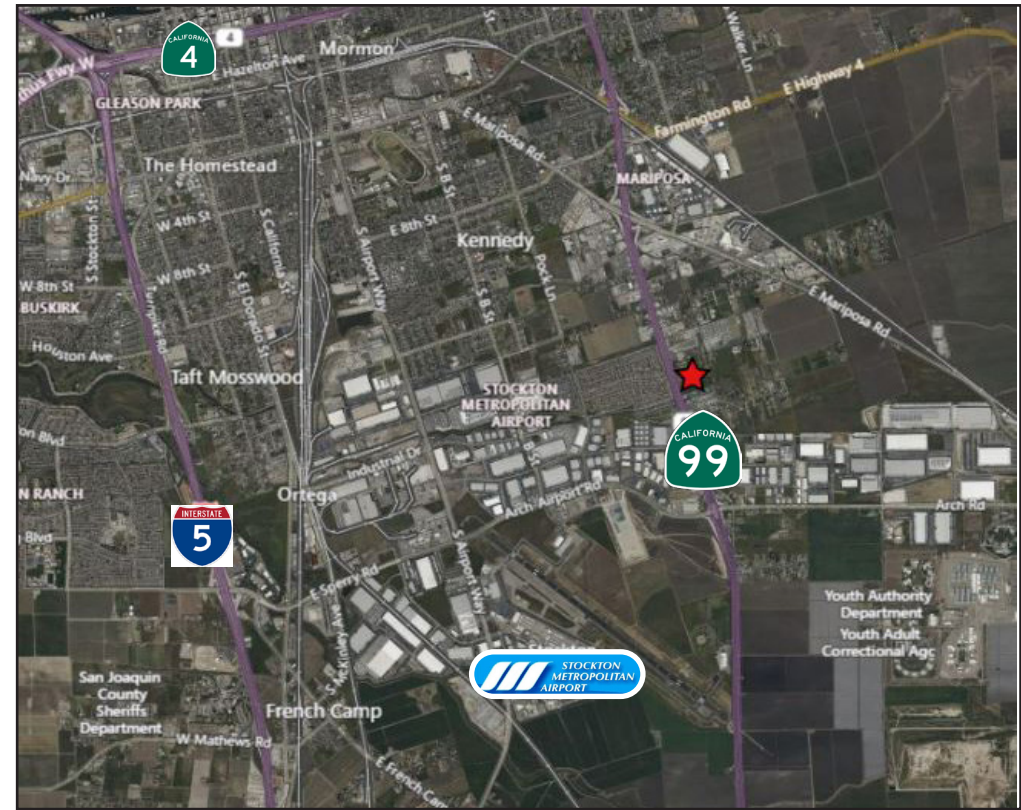
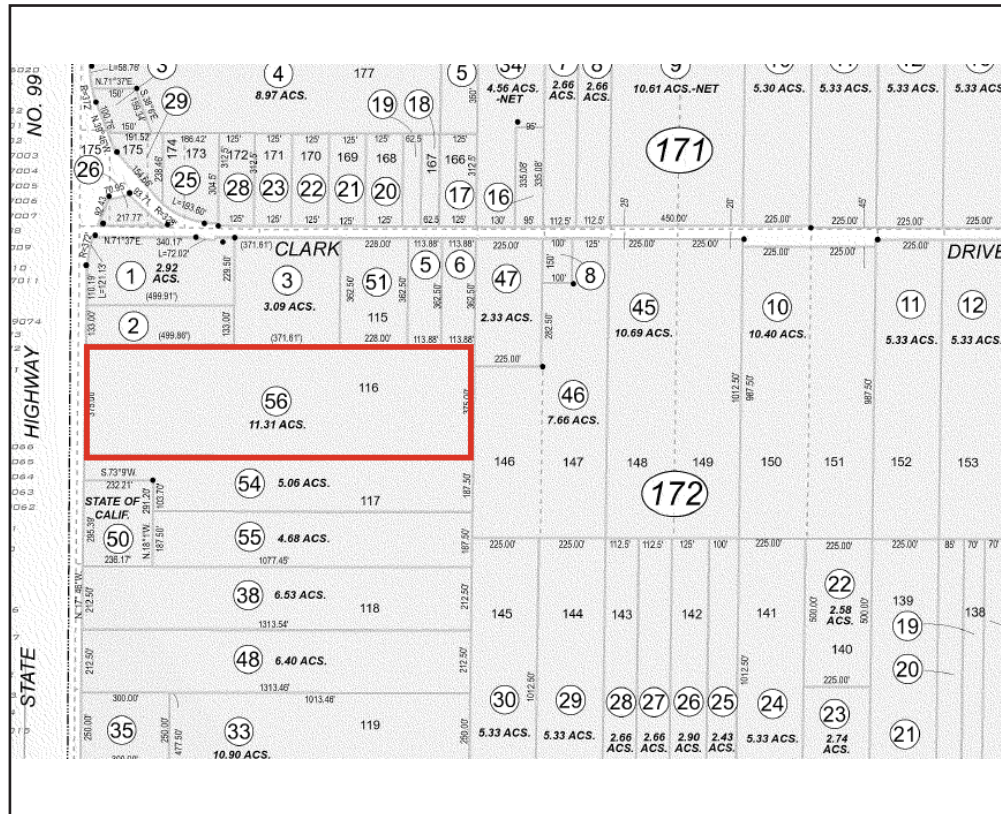
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## MILEAGE TO MAJOR WEST COAST MARKETS

### CITIES

Sacramento -	51 miles
Oakland -	72 miles
San Jose -	76 miles
San Francisco -	83 miles
Fresno -	121 miles

### PORTS

Port of Stockton -	10 miles
Port of West Sacramento -	54 miles
Port of Oakland -	72 miles
Port of San Francisco -	82 miles
Port of LA/Long Beach -	361 miles

### RAIL

BNSF:	4 miles
UPRR:	5 miles

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