

FOR LEASE



OMP Duck Creek Commerce Park

2216 S. Sinclair Avenue, Bldg 1 | Stockton, CA

| | |
|---------------------------|---|
| BUILDING SIZE: | ±265,496 SF |
| LOT SIZE: | ±12.38 Acres (539,238 SF) |
| ZONING: | General Industrial (I-G Zoning) |
| CLEAR HEIGHT: | ±36' |
| SPEC OFFICE: | ±4,471 SF (Expandable) |
| AUTO PARKING: | 154 Stalls |
| DOCK DOORS: | 35 Doors (9' x 10') |
| GRADE LEVEL DOORS: | 2 Doors (12' x 14') |
| DOCK LEVELERS: | (9) 35,000 lb Hydraulic Levelers |
| TRAILER PARKING: | 70 Stalls |
| POWER: | 4,000 Amp UPS with 1,000 Amp panel, 277/480V, 3-Phase |
| SPRINKLERS: | ESFR |
| DIMENSIONS: | ±326' D x 778' W |
| COLUMN SPACING: | ±50' x 56' with 60' Speed Bay |



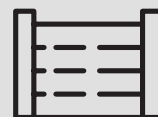
LOCATION

±0.65 miles
from HWY 99



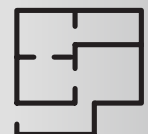
LIGHTING

LED Warehouse
Lighting



TRUCK COURT

Fenced & Secured



YEAR BUILT

2023

FOR LEASE

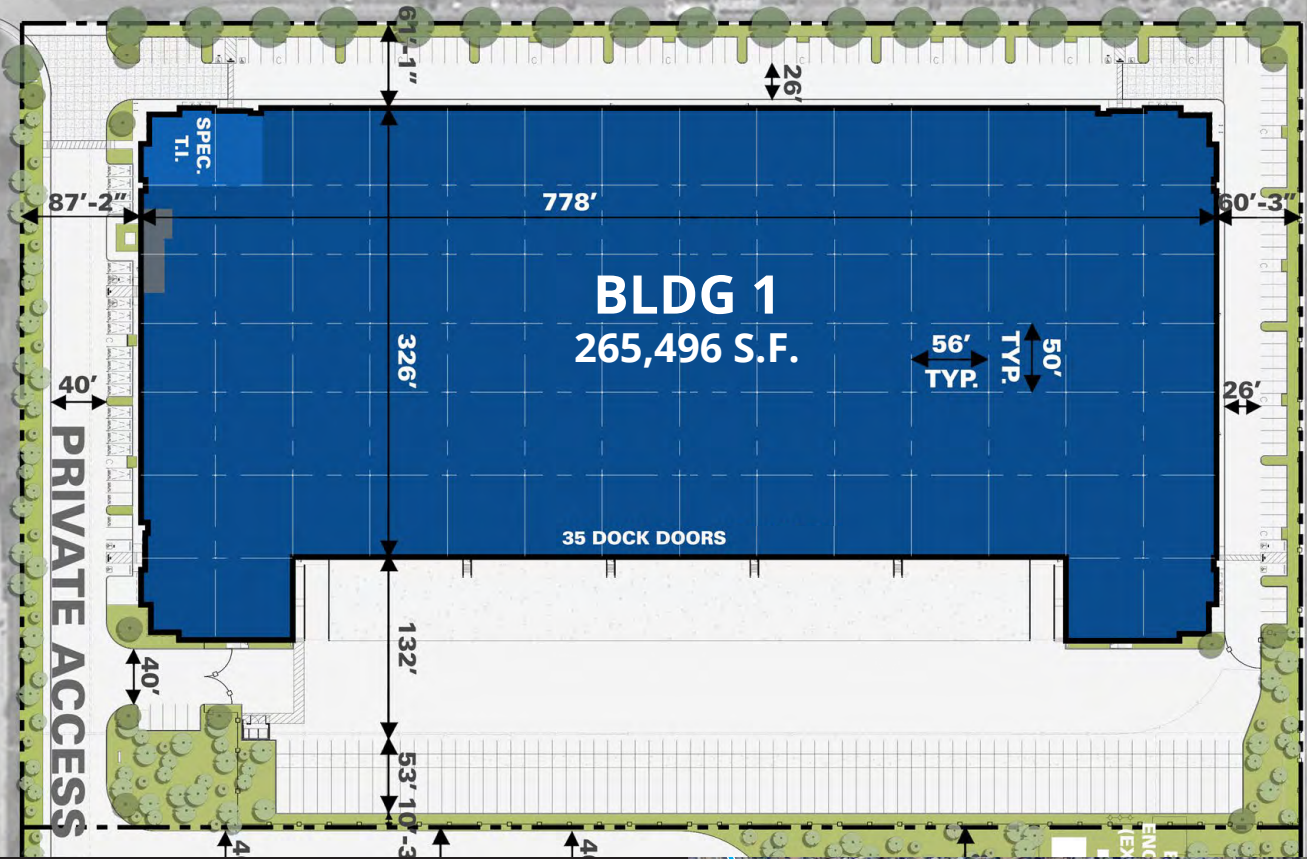
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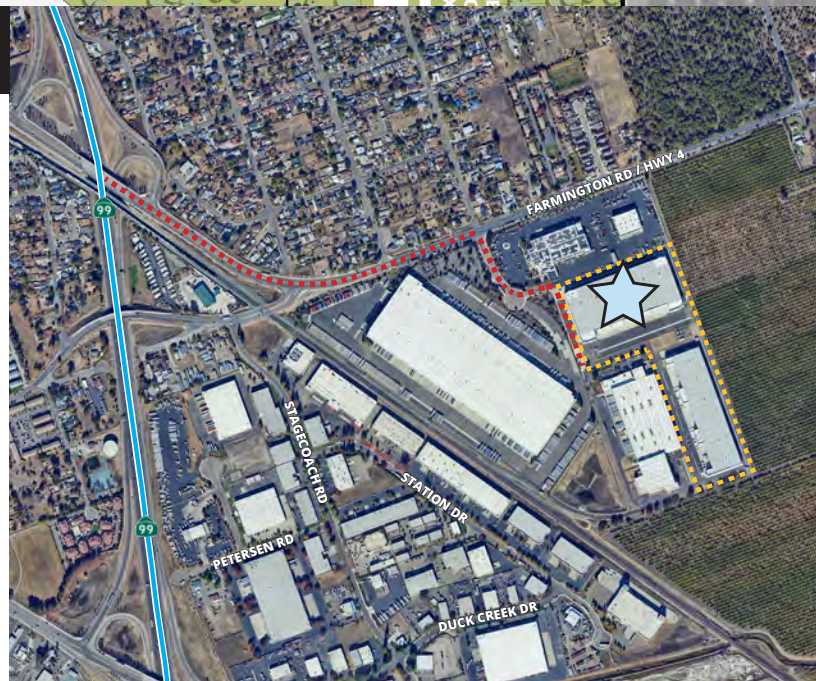
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Location Details

- 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
- Construction Timeline
 - April 2022 - Pad Poured
 - June 2022 - Walls Tilted
 - June 2022 - Roof Erected
 - October 2022 - Substantial Completion



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