

# 1515 FRESNO AVENUE

STOCKTON, CALIFORNIA



8,200 - 75,000 SF OF WAREHOUSE WITH DOCKS & UP TO 16 ACRES OF NEWLY PAVED YARD



CLOSE PROXIMITY TO  VIA CHARTER WAY / HWY 4  
PORTIONS OF WAREHOUSE IS TEMP CONTROLLED  
LOCATED NEAR THE PORT OF STOCKTON

CONTACT BROKER FOR PRICING

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# Facility Highlights



## Warehousing and 3PL Facility

Totaling approximately 355,000 SF and divisible to  $\pm 8,200$  SF with yard



## Possible Rail Service

Rail service is possible, served by the Burlington Northern Santa Fe Rail Road (BNSF), with investment to upgrade



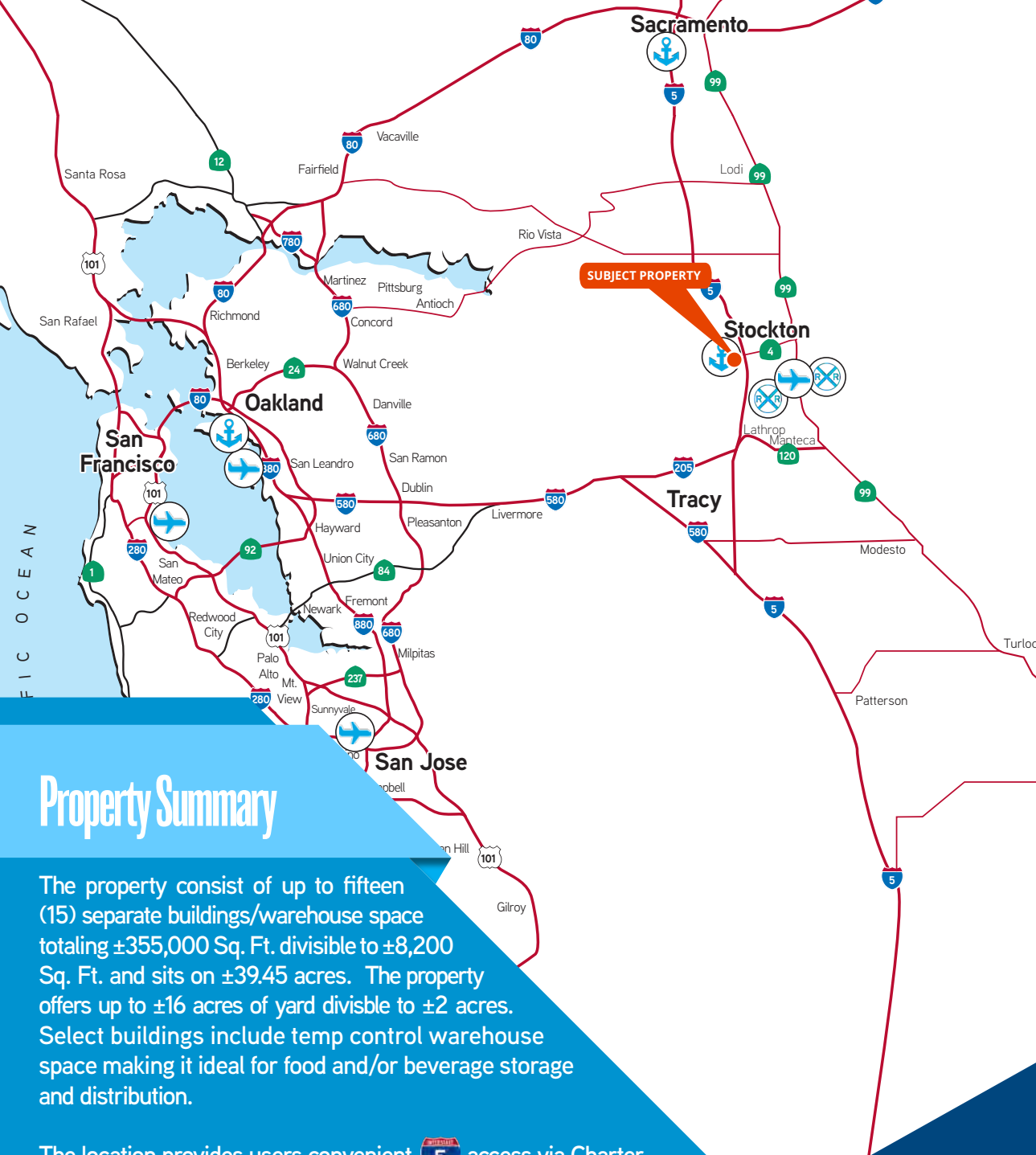
## Multi-Modal Transportation Options

Proximity to Port of Stockton, airports, interstates and rail lines




## Possible Expansion

Well maintained 3PL/warehouse facility with portions including temp control. Site consists of 39.45 acres with up to 16 acres of yard.



## Property Summary

The property consist of up to fifteen (15) separate buildings/warehouse space totaling  $\pm 355,000$  Sq. Ft. divisible to  $\pm 8,200$  Sq. Ft. and sits on  $\pm 39.45$  acres. The property offers up to  $\pm 16$  acres of yard divisible to  $\pm 2$  acres. Select buildings include temp control warehouse space making it ideal for food and/or beverage storage and distribution.

The location provides users convenient  access via Charter Way/Highway 4 and is minutes away from the Port of Stockton.

**1515 FRESNO AVE**  
STOCKTON, CALIFORNIA

**Colliers**



## Bldgs 1 - 3

±60,000 SF divisible to ±20,000 SF

- Small office w/ two (2) restrooms
- 2 Dock high doors plus exterior
- 4 Grade level doors
- ±20' Clear height
- Clear Span

## Bldgs 4 - 6

±60,000 SF divisible to ±20,000 SF

- ±500 SF office
- 2 Grade level doors
- 20' Clear height
- Clear Span

## Bldgs 7 - 9

±60,000 SF divisible to ±20,000 SF

- ±500 SF office
- 2 Dock high doors
- 1 Grade level door
- 22' Clear height

## Bldg 10 - 11

±40,000 SF divisible to ±20,000 SF

- ±1,000 SF office
- 6 Dock high doors
- 4 Grade level doors
- 22' Clear height
- Clear Span

## Bldg 12

±75,000 SF

- ±2,000 SF office
- 10 Dock high doors
- 3 Grade level doors
- 24' Clear height
- 96' x 40' Column spacing

## Bldgs 13 - 15

±40,000 SF divisible to ±8,000 SF

- ±200 SF office
- 2 Dock high doors plus exterior
- 8 Grade level doors
- 22' Clear height
- Clear Span

## Bldg 16

±8,200 SF

- ±100 SF office
- 3 Grade level doors
- 30' Clear height
- Clear Span

## Yard Area

±16 acres of yard (divisible)

**Yard Space up to 16 Acres  
Available & Divisible**

CONTACT BROKER FOR PRICING

-  - Yard
-  - General Warehouse
-  - Planned Warehouse Bldgs





# General Warehouse | Buildings 1-3

## Building Specifications:

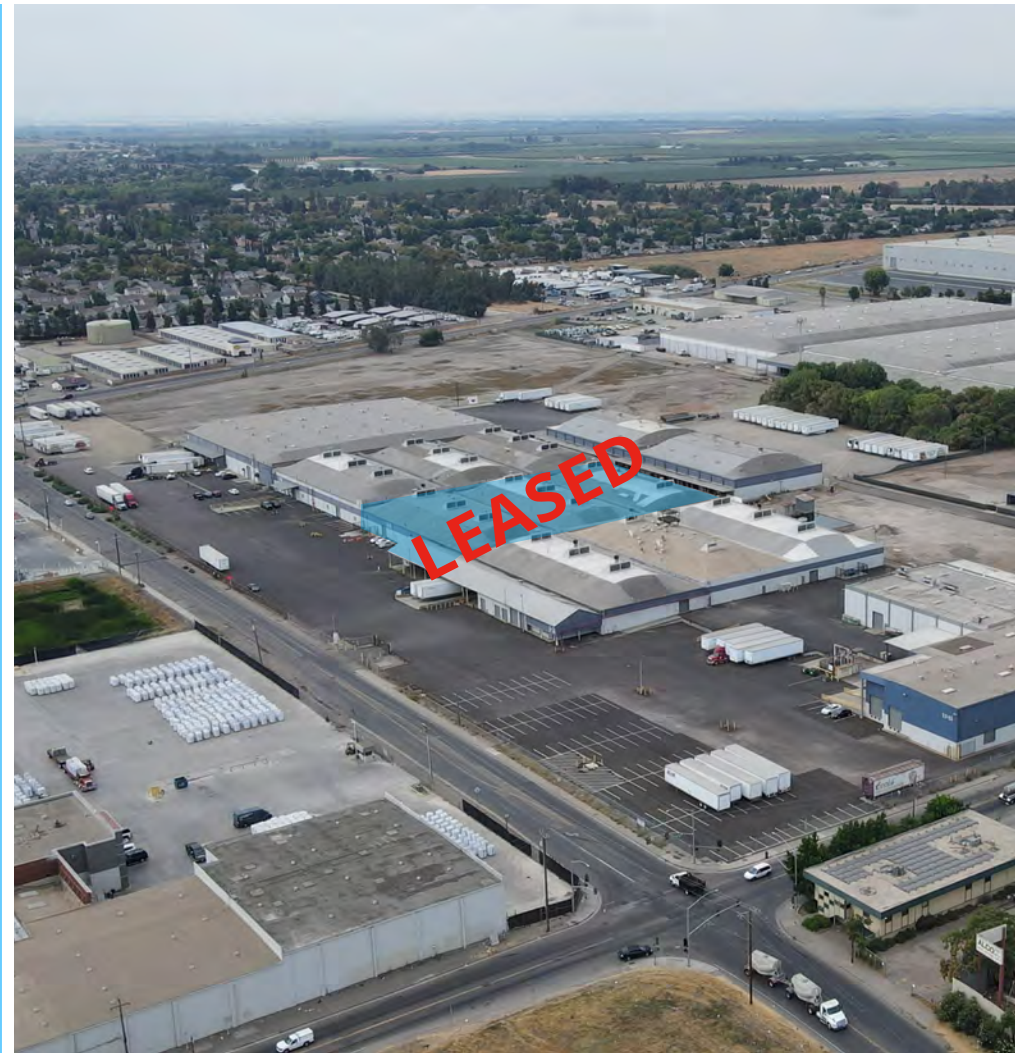
|                         |                                        |
|-------------------------|----------------------------------------|
| <b>BUILDING SIZE:</b>   | ±60,000 SF                             |
| <b>OFFICE:</b>          | SMALL OFFICE WITH TWO (2) RESTROOMS    |
| <b>DIMENSIONS:</b>      | ±100 X 200' PER BLDG                   |
| <b>GRADE LEVEL:</b>     | FOUR (4)                               |
| <b>DOCK HIGH:</b>       | TWO (2) WITH ADDITIONAL EXTERIOR DOCKS |
| <b>CLEAR HEIGHT:</b>    | ±20'                                   |
| <b>COLUMN SPACING:</b>  | CLEAR SPAN                             |
| <b>SPRINKLERS:</b>      | YES                                    |
| <b>SKYLIGHTS:</b>       | YES                                    |
| <b>FULLY INSULATED:</b> | YES                                    |
| <b>CONSTRUCTION:</b>    | CONCRETE TILT-UP                       |



# General Warehouse | Buildings 4-6

## Building Specifications:

|                         |                                    |
|-------------------------|------------------------------------|
| <b>BUILDING SIZE:</b>   | ±60,000 SF DIVISIBLE TO ±20,000 SF |
| <b>OFFICE:</b>          | ±500 SF                            |
| <b>DIMENSIONS:</b>      | ±100' X 200'                       |
| <b>GRADE LEVEL:</b>     | TWO (2)                            |
| <b>CLEAR HEIGHT:</b>    | ±20'                               |
| <b>COLUMN SPACING:</b>  | CLEAR SPAN                         |
| <b>SPRINKLERS:</b>      | YES                                |
| <b>SKYLIGHTS:</b>       | YES                                |
| <b>FULLY INSULATED:</b> | YES                                |
| <b>CONSTRUCTION:</b>    | CONCRETE TILT-UP                   |
| <b>TEMP CONTROL:</b>    | BLDG #4                            |

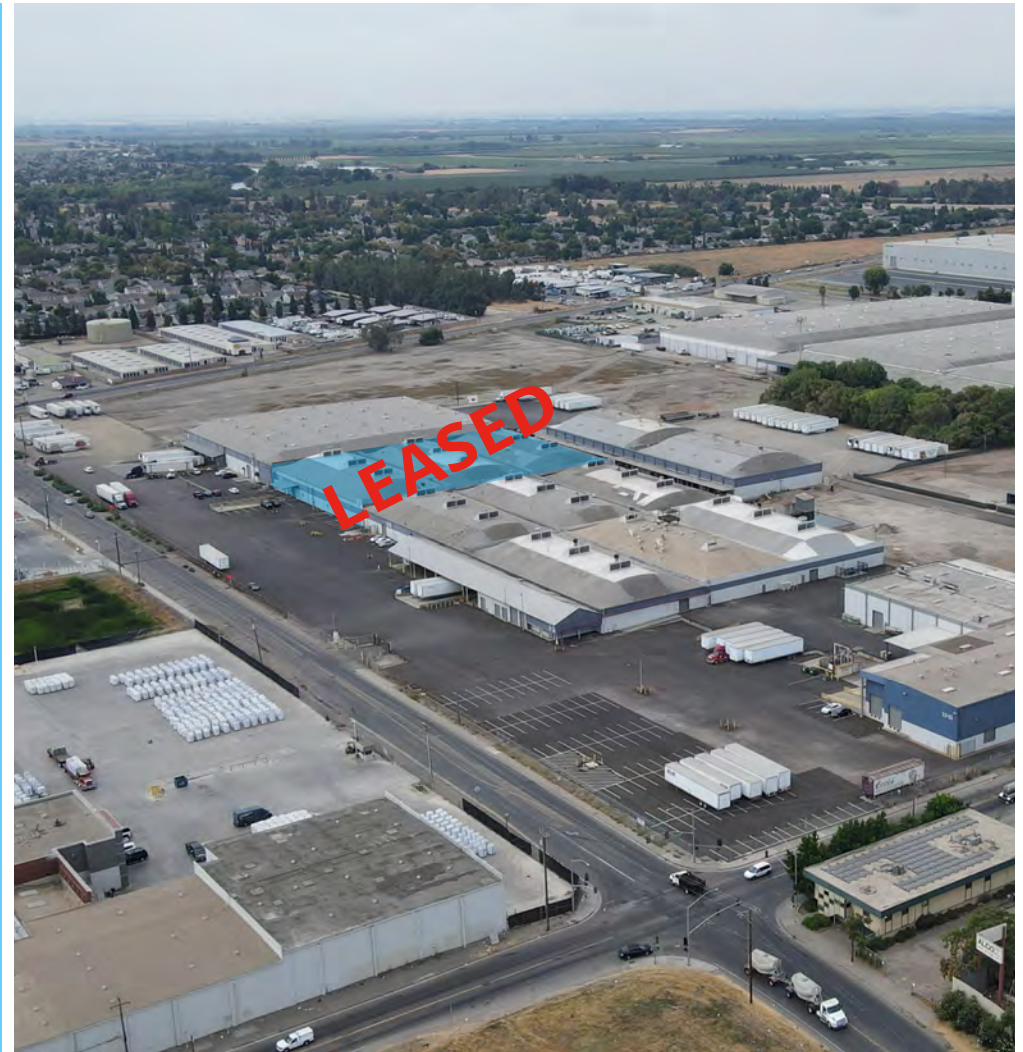




# General Warehouse | Buildings 7-9

## Building Specifications:

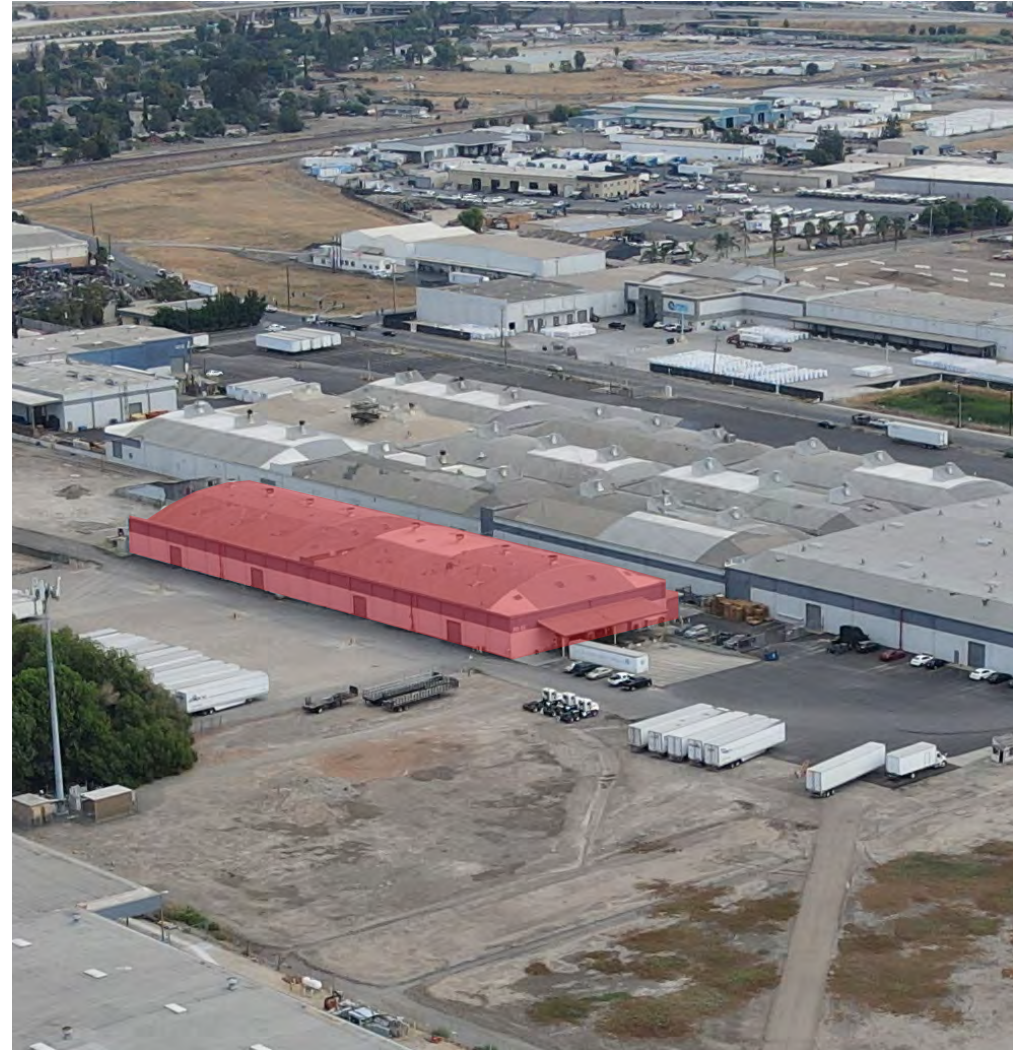
|                         |                                    |
|-------------------------|------------------------------------|
| <b>BUILDING SIZE:</b>   | ±60,000 SF DIVISIBLE TO ±20,000 SF |
| <b>OFFICE:</b>          | ±500 SF                            |
| <b>GRADE LEVEL:</b>     | ONE (1)                            |
| <b>DOCK HIGH:</b>       | TWO (2)                            |
| <b>CLEAR HEIGHT:</b>    | ±22'                               |
| <b>COLUMN SPACING:</b>  | CLEAR SPAN                         |
| <b>SPRINKLERS:</b>      | YES                                |
| <b>SKYLIGHTS:</b>       | YES                                |
| <b>FULLY INSULATED:</b> | YES                                |
| <b>CONSTRUCTION:</b>    | CONCRETE TILT-UP                   |
| <b>TEMP CONTROL:</b>    | BLDG #7                            |



# General Warehouse With Yard | Building 10 - 11

## Building Specifications:

|                                 |                   |
|---------------------------------|-------------------|
| <b>BUILDING SIZE:</b>           | ±40,000 SF        |
| <b>OFFICE:</b>                  | ±1,000 SF         |
| <b>GRADE LEVEL:</b>             | FOUR (4)          |
| <b>DOCK HIGH:</b>               | SIX (6) POSITIONS |
| <b>CLEAR HEIGHT:</b>            | ±22'              |
| <b>COLUMN SPACING:</b>          | CLEAR SPAN        |
| <b>LIGHTING:</b>                | METAL HALIDE      |
| <b>SKYLIGHTS:</b>               | YES               |
| <b>SPRINKLERS:</b>              | YES               |
| <b>CONSTRUCTION:</b>            | CONCRETE TILT-UP  |
| <b>ADDITIONAL YARD POSSIBLE</b> |                   |

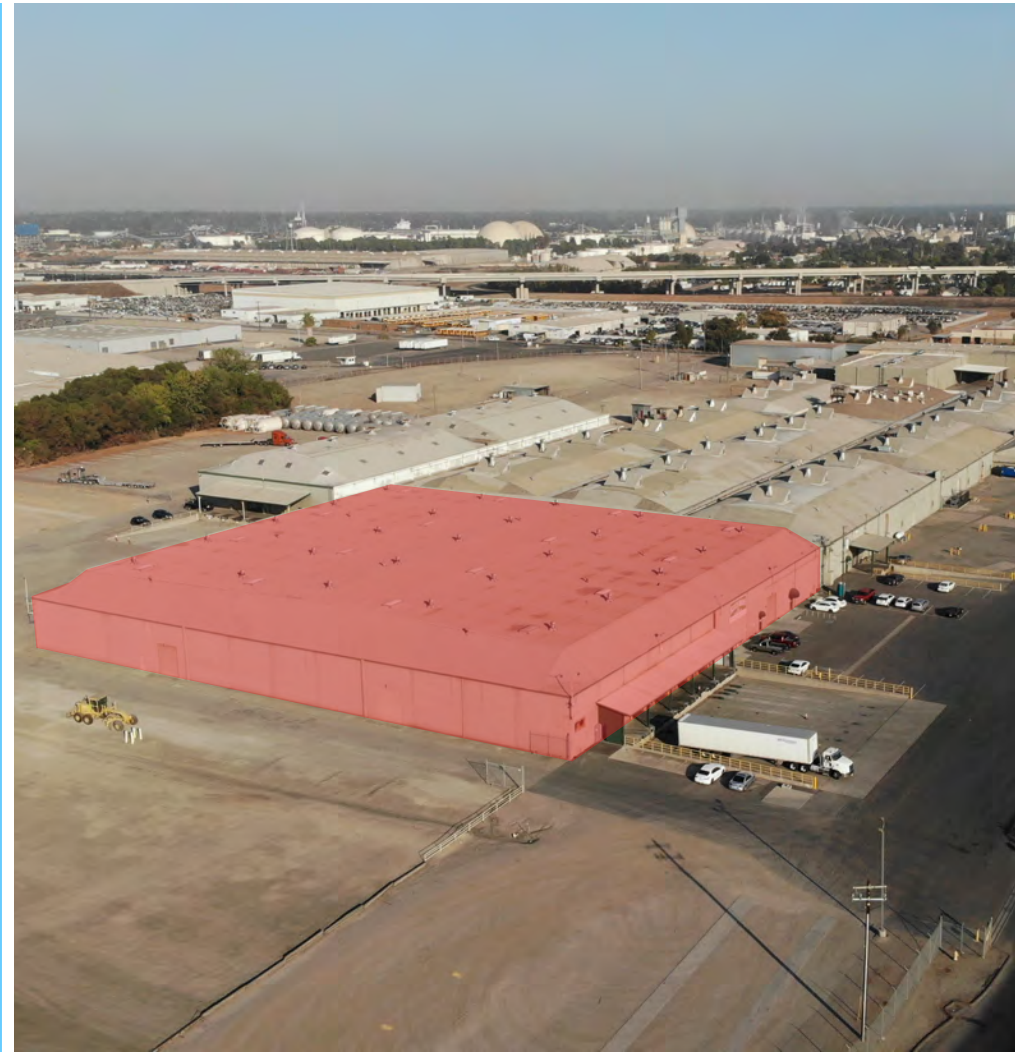




# General Warehouse | Building 12

## Building Specifications:

|                                 |                    |
|---------------------------------|--------------------|
| <b>BUILDING SIZE:</b>           | ±75,000 SF         |
| <b>OFFICE:</b>                  | ±2,000 SF          |
| <b>DIMENSIONS:</b>              | ±290 X 268'        |
| <b>GRADE LEVEL:</b>             | THREE (3)          |
| <b>DOCK HIGH:</b>               | TEN (10) POSITIONS |
| <b>CLEAR HEIGHT:</b>            | ±24'               |
| <b>COLUMN SPACING:</b>          | ±96' X 40'         |
| <b>SPRINKLERS:</b>              | YES                |
| <b>CONSTRUCTION:</b>            | CONCRETE TILT-UP   |
| <b>ADDITIONAL YARD POSSIBLE</b> |                    |

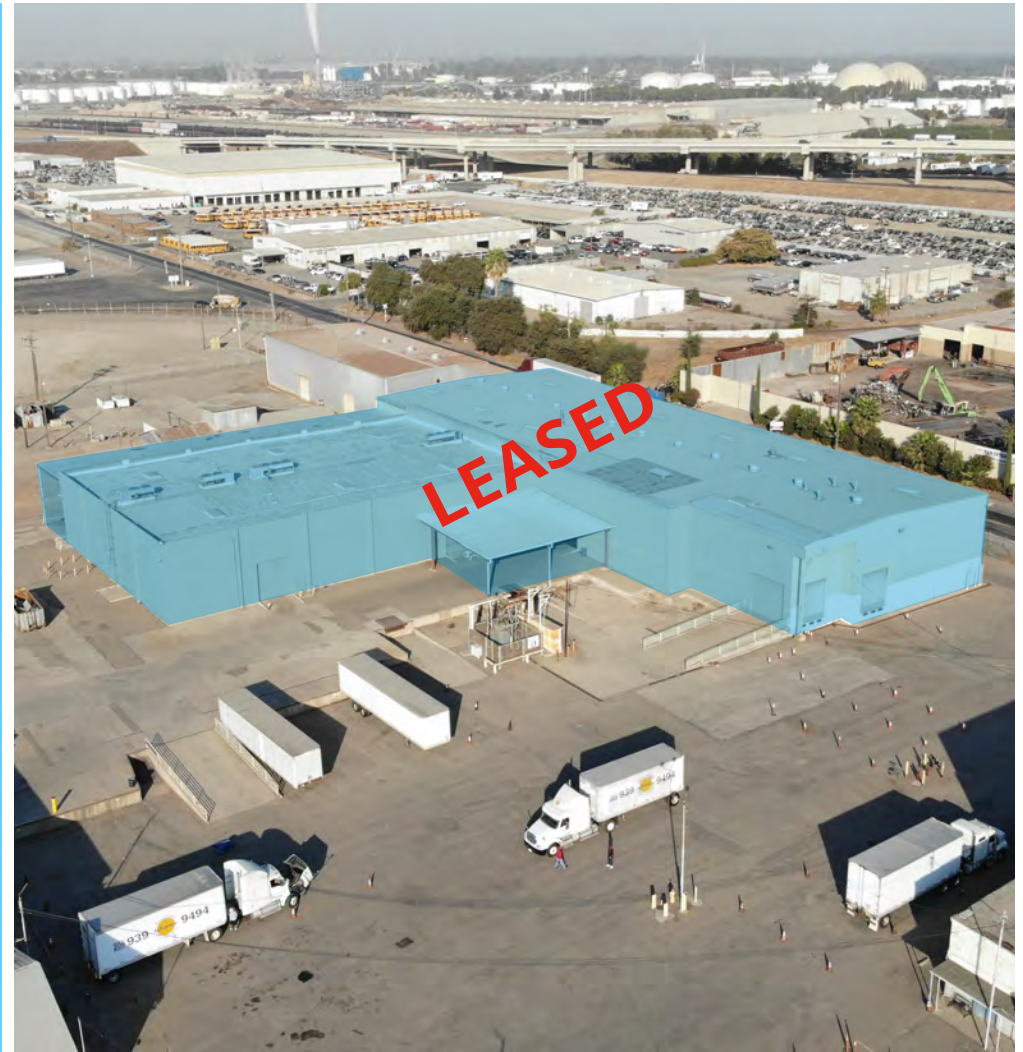




# General Warehouse With Yard | Buildings 13-15

## Building Specifications:

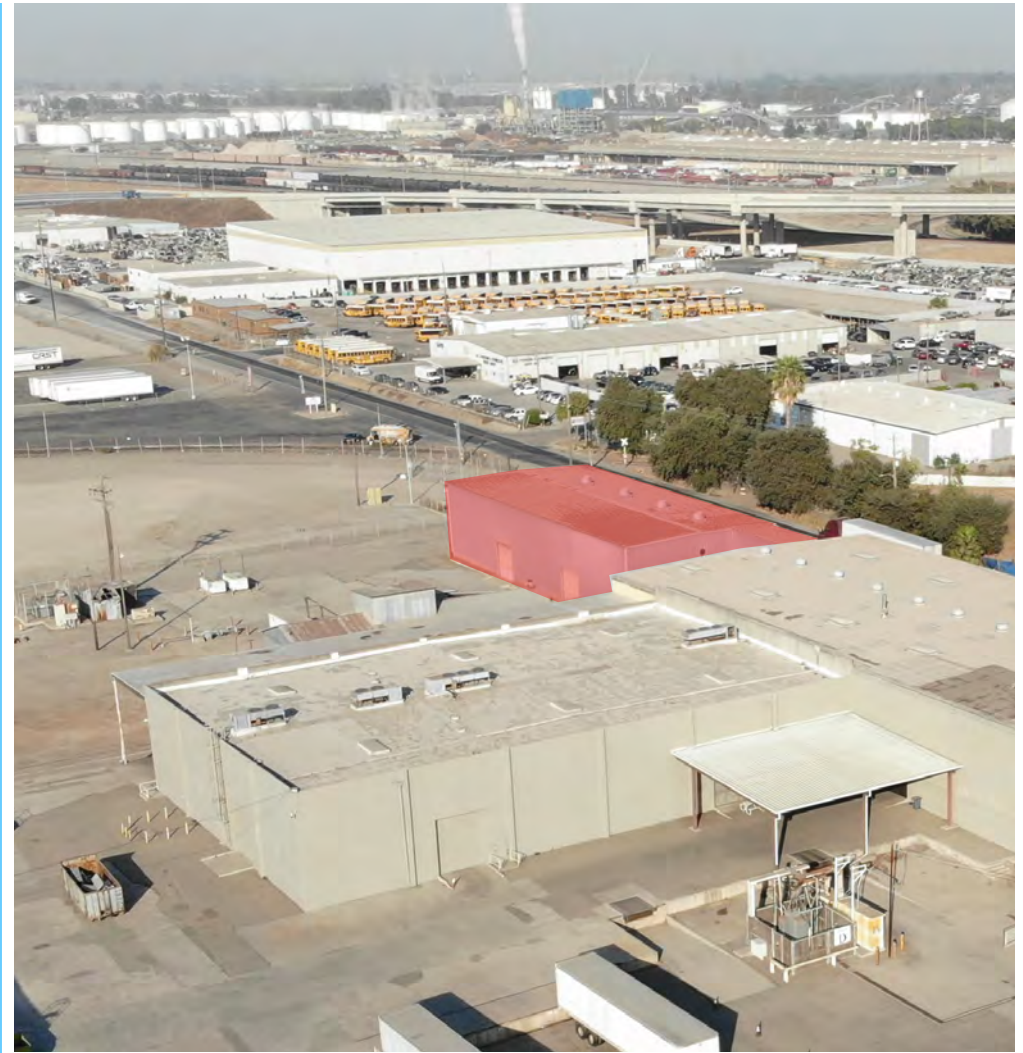
|                        |                                   |
|------------------------|-----------------------------------|
| <b>BUILDING SIZE:</b>  | ±40,000 SF DIVISIBLE TO ±8,000 SF |
| <b>OFFICE:</b>         | ±200 SF                           |
| <b>GRADE LEVEL:</b>    | EIGHT (8)                         |
| <b>DOCK HIGH:</b>      | TWO (2) PLUS 4 EXTERIOR           |
| <b>CLEAR HEIGHT:</b>   | ±22'                              |
| <b>COLUMN SPACING:</b> | CLEAR SPAN                        |
| <b>CONSTRUCTION:</b>   | CONCRETE TILT-UP                  |
| <b>SPRINKLERS:</b>     | YES                               |



# Small Shop With Yard Potential | Building 16

## Building Specifications:

|                                 |           |
|---------------------------------|-----------|
| <b>BUILDING SIZE:</b>           | ±8,200 SF |
| <b>OFFICE:</b>                  | ±100 SF   |
| <b>GRADE LEVEL:</b>             | THREE (3) |
| <b>CLEAR HEIGHT:</b>            | ±30'      |
| <b>CONSTRUCTION:</b>            | METAL     |
| <b>CLEAR SPAN:</b>              | YES       |
| <b>SPRINKLERS:</b>              | YES       |
| <b>ADDITIONAL YARD POSSIBLE</b> |           |





# Yard | ±110 – 407 trailer stalls

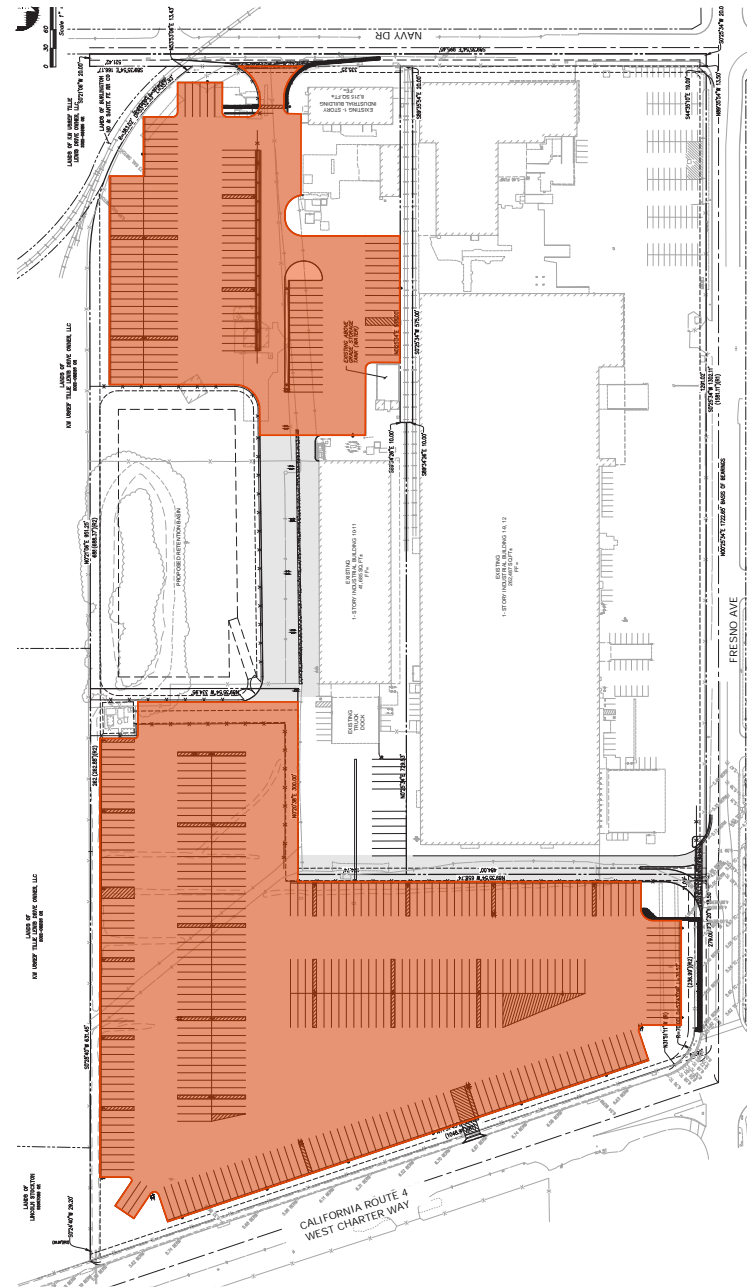
## Yard Specifications:

±16 ACRES OF YARD DIVISIBLE TO ±2 ACRES

ENTIRE YARD WILL BE PAVED AND SECURED WITH ELECTRONIC ACCESS GATES AND SITE-WIDE LED LIGHTING

ACCESS FROM NAVY DRIVE AND FRESNO AVENUE

IDEAL FOR TRAILER STORAGE, EQUIPMENT STORAGE OR CONSTRUCTION MATERIAL, ALL SUBJECT TO CITY OF STOCKTON APPROVAL





# Port of Stockton | About

In 2018, nearly 4.7 million tons of cargo moved through the Port of Stockton, and that number grows nearly every year. The Port of Stockton work with upwards of fifty-five different countries, with goods flowing in both directions. On any given day here at the Port you might see organic grain coming in from Turkey, refined sulfur going out to Australia, or any other of a litany of products that are going to or coming from places all around the world. And of course we do business domestically as well. We regularly work with people all across the U.S., especially right here in the fertile Central Valley of California.

Because here at the Port of Stockton we are very proud to call the Central Valley our home, and we are equally aware that we would not be around today without the hard work and generous help of our neighbors. As such, giving back to the community is always on our minds, and we are eagerly committed not just to commerce, but to both continued job growth here in the area, and also to going above and beyond to protect our local environment. The Port of Stockton was built by Californians and we are California proud!



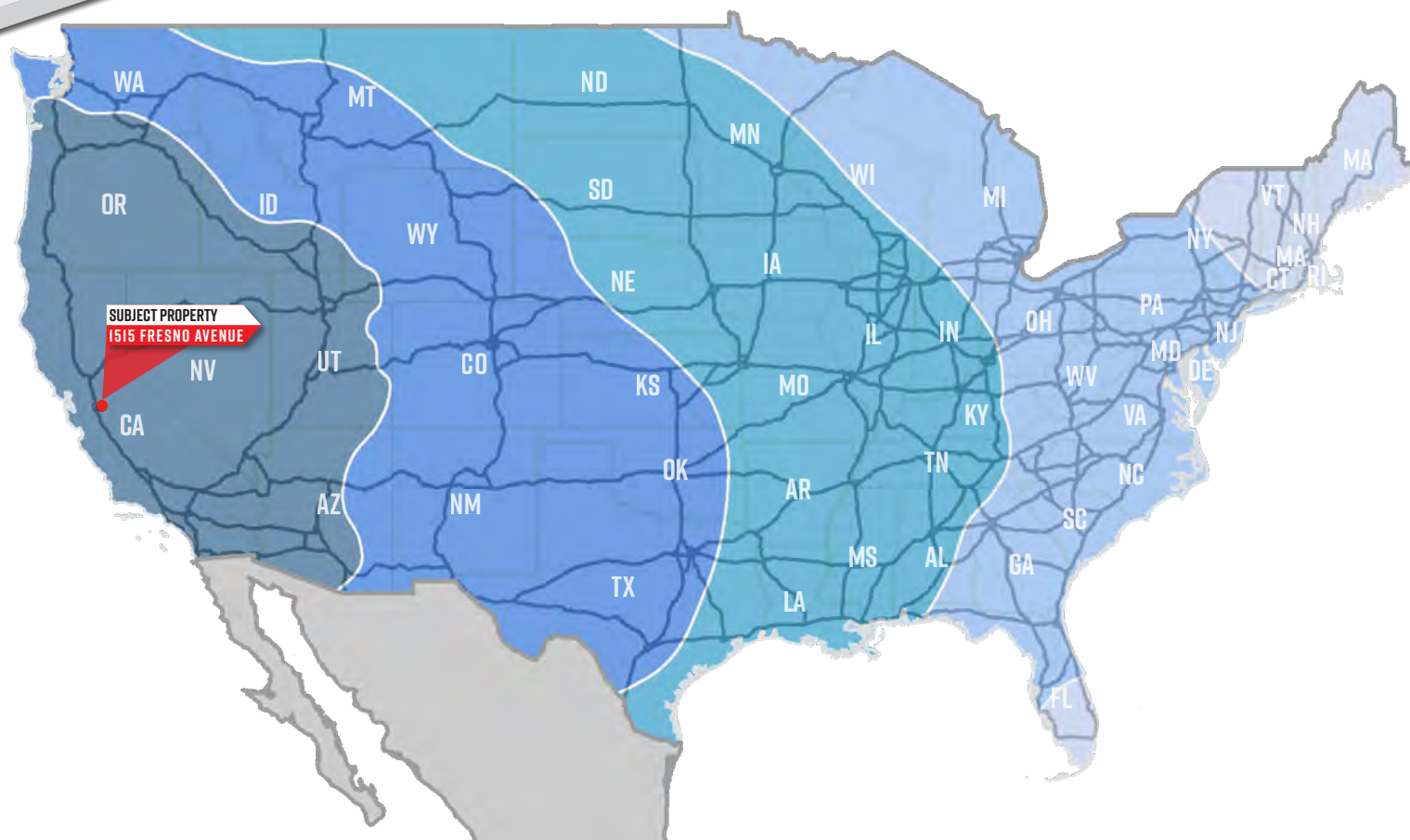




## Logistics & Transportation

Transit Days:

|        |  |
|--------|--|
| 1 Day  |  |
| 2 Days |  |
| 3 Days |  |
| 4 Days |  |
| 5 Days |  |



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