

**INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD - FOR LEASE**  
**WAREHOUSE 5 - 50,338 ± SQFT**  
1400 WATERLOO ROAD, STOCKTON, CA 95205

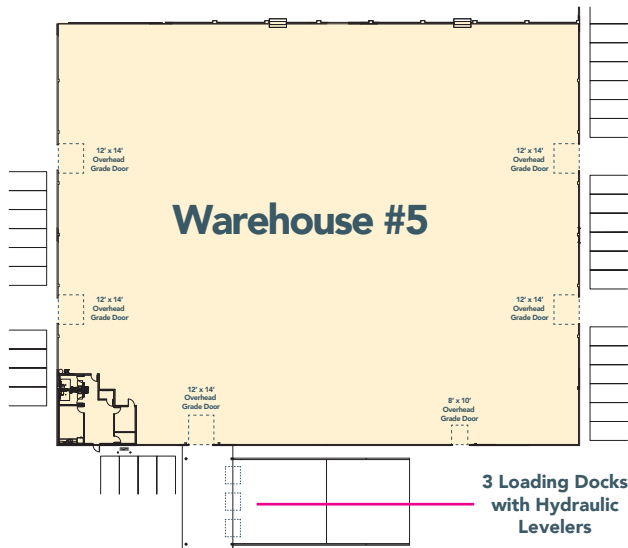


# INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD - FOR LEASE

## WAREHOUSE 5 - 50,338 ± SQFT

1400 WATERLOO ROAD, STOCKTON, CA 95205

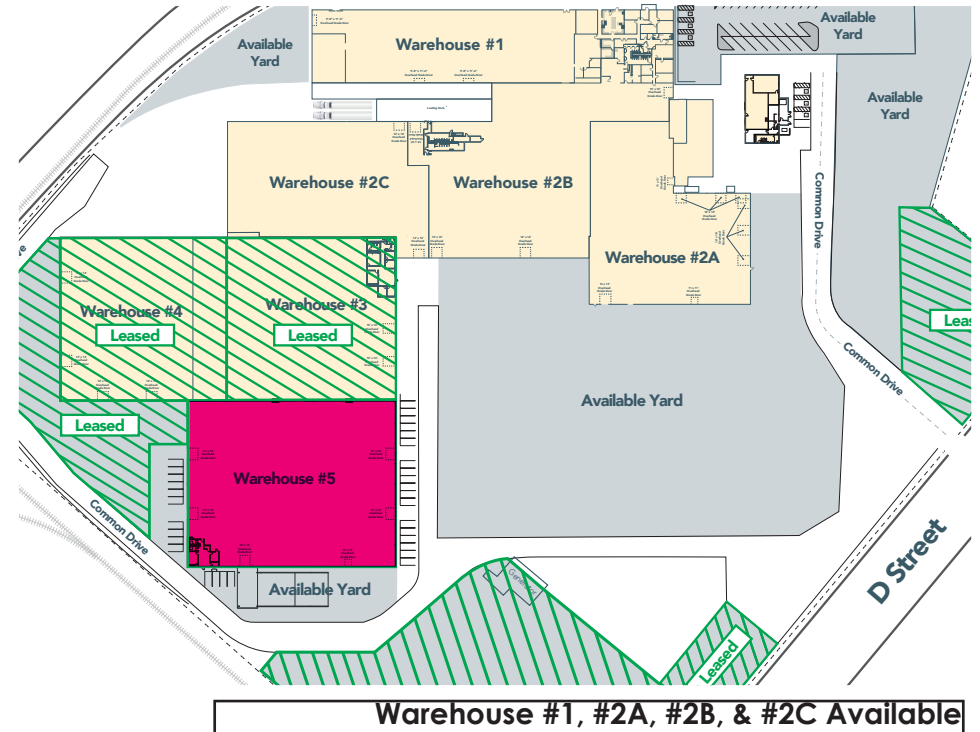
### Warehouse #5



### FEATURES

- Available SF: 50,338 ± SF
- Office: 1,089 ± SF
- Grade Doors Six (6) - 12' x 14"
- Clear Height: 22' 9"
- Sprinklered: Yes
- Lighting: Motion sensor LED
- 3 Loading Docks with Hydraulic Levelers

### Property Overview



**LEASE RATE: \$.55 PSF, NNN**  
**AVAILABLE NOW**

**Darren McFadden**  
BRE #01276439  
dmcfadden@lee-associates.com  
D 209.983.6821  
C 209.598.1180

# INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD - FOR LEASE

## WAREHOUSE 5 - 50,338 ± SQFT

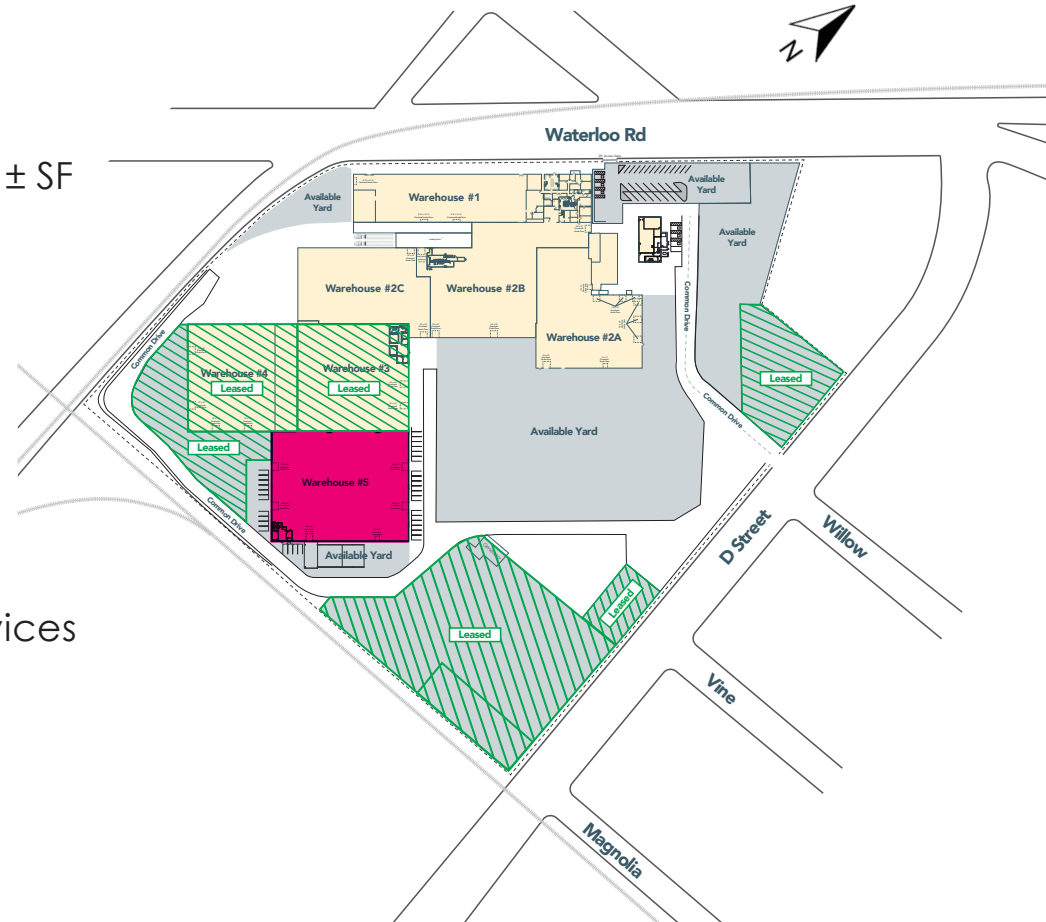
1400 WATERLOO ROAD, STOCKTON, CA 95205

### ADDITIONAL PROPERTY OVERVIEW

Total Building SF:	292,190 ± SF
Total Available SF:	204,343 ± SF
Space Available From:	20,802 ± SF to 154,005 ± SF
Total Contiguous SF:	154,005 ± SF
Total Site Size:	21± Acres
Total Available Yard Area:	4.02 ± Acres
Zoning:	IL - City of Stockton

### ADDITIONAL FEATURES

- Total Power - 16,000 Amps at 480 Volts
- Four (4) - 4,000 Amp, 277/480 Volt, 3 phase services
- Existing Office and Build to Suit Office
- Grade Level and Dock High Loading
- Fully Sprinklered
- New Motion Sensor LED Lighting throughout
- Additional paved/secure yard area available
- Warehouse areas can be leased individually or combined for larger SF
- Located 1.3± miles west of Hwy 99 at Waterloo Road and N. D Street
- Rail Spur is Possible



# INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD - FOR LEASE

## WAREHOUSE 5 - 50,338 ± SQFT

1400 WATERLOO ROAD, STOCKTON, CA 95205

