

FOR LEASE

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OMP Duck Creek Commerce Park

2228 S. Sinclair Avenue, Bldg 2 | Stockton, CA

BUILDING SIZE:	±197,675 SF
DIVISIBLE TO:	±28,646 - 132,277 SF
LOT SIZE:	±10.22 Acres (445,183 SF)
ZONING:	General Industrial (I-G Zoning)
CLEAR HEIGHT:	±32'
SPEC OFFICE:	±2,500 SF (Suite 100) ±2,145 SF (Suite 400)
AUTO PARKING:	183 Stalls
DOCK DOORS:	21 Doors
GRADE LEVEL DOORS:	4 Doors
POWER:	4,000 Amp UPS with 400 Amp Tenant Panels, 277/480V, 3-Phase
SPRINKLERS:	ESFR
DIMENSIONS:	±210' D x 888' W
COLUMN SPACING:	±50' x 52' with 60' Speed Bay



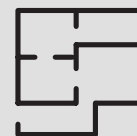
LOCATION

±0.65 miles
from HWY 99



LIGHTING

LED Warehouse
Lighting



YEAR BUILT

2023

FOR LEASE

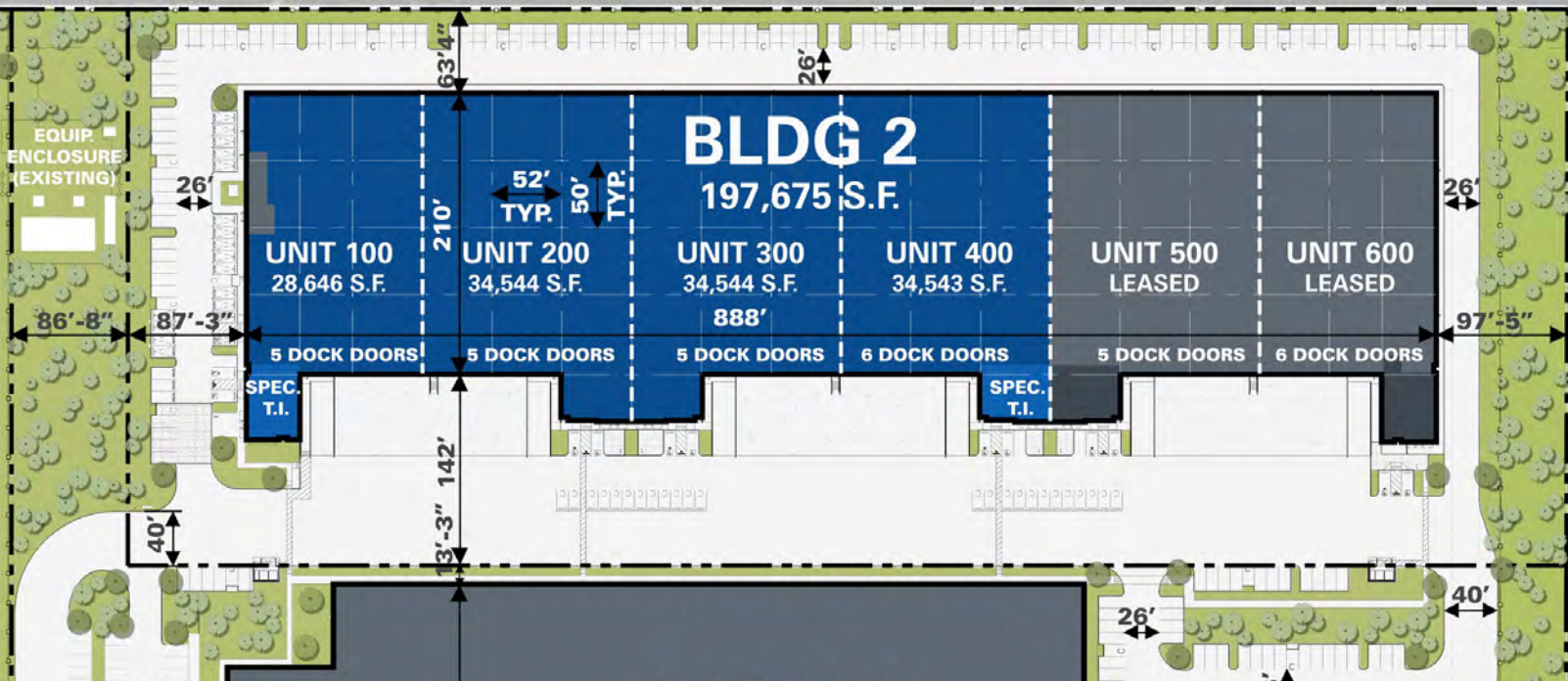
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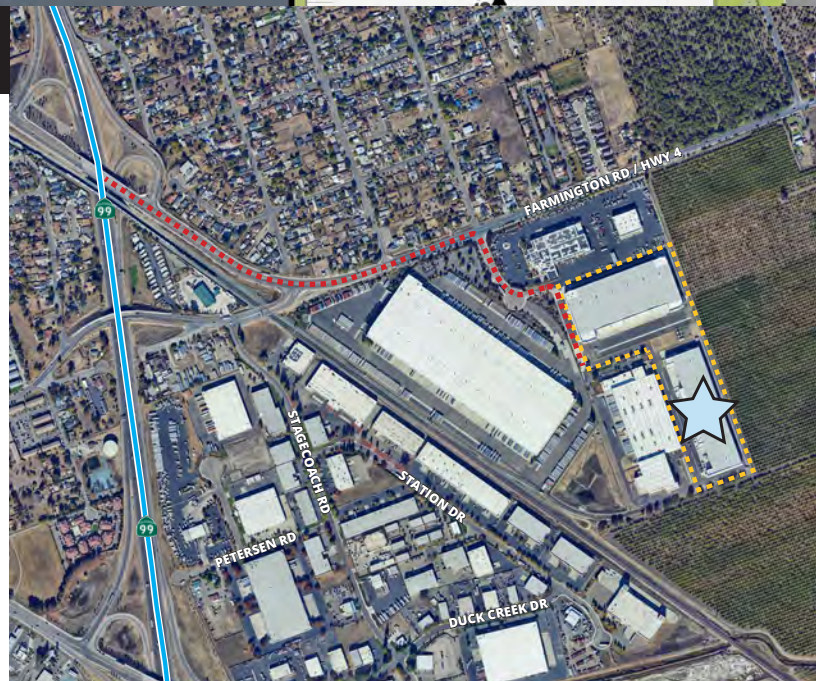
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Location Details

- 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
 - May 2022 - Pad Poured
 - July 2022 - Walls Tilted
 - August 2022 - Roof Erected
 - October 2022 - Substantial Completion



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