



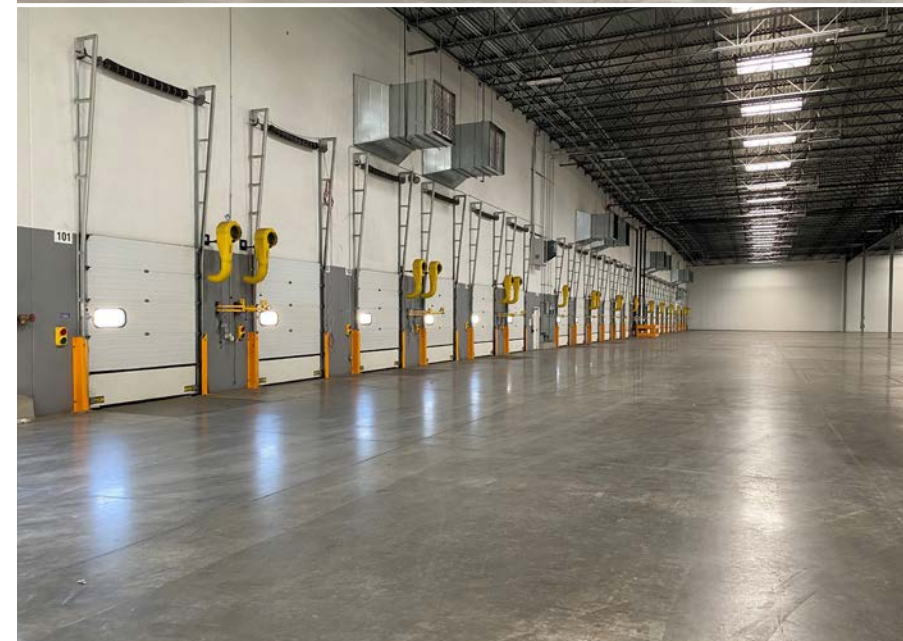
Food Grade Distribution Facility Available For Lease

4647 Logistics Drive — Stockton, CA

±297,561 SF
Available
EXPANDABLE TO
±707,561 SF

Building Specifications

| | |
|--------------------------|---|
| Building Size | ±750,560 SF |
| Available | ±297,561 SF |
| Parcel Size | ±52.67 AC |
| Office | ±19,845 SF — Two (2) stories with one (1) elevator – Includes reception area, private offices, open office area, conference room, training room, locker rooms, IT room, large break room, and restrooms |
| Temp Control Room | Possible ±89,760 SF (walls in place; refrigeration equipment required) |
| Dock Doors | 64 |
| Dock Equipment | 32 pit levelers and 32 edge of docks with lights, dock seals and windows |
| Grade Level Doors | 1 |
| Clear Height | 32' |
| Fire Suppression | ESFR |
| Lighting | T-8 on sensors |
| Column Spacing | 50' x 57' |
| Speedbay | 70' |
| Power | 4,000 amps 277/480V 3 phase (to be confirmed) |
| Trailer Parking | 114 |
| Truck Court | 190' |
| Zoning | Light Industrial (I-L), per City of Stockton |
| Built | 2009 |
| Construction | Concrete Tilt-Up |
| Expansion | ±14.3 AC of additional land; Existing building can be expanded ±410,000 SF or ±270,000 SF free-standing building or secured trailer parking |
| Lease Rate | Contact Broker |



Building Highlights



Existing food grade improvements



Trailer parking with 10' concrete dolly pads



Skylights in warehouse



±14.3 AC yard/ expansion land



Guard shack



Fully fenced site



Distributed power



8" slab thickness



±3,720 SF forklift battery charging room



±89,760 SF warehouse room pre-designed for temp control



±3,410 SF mechanic shop



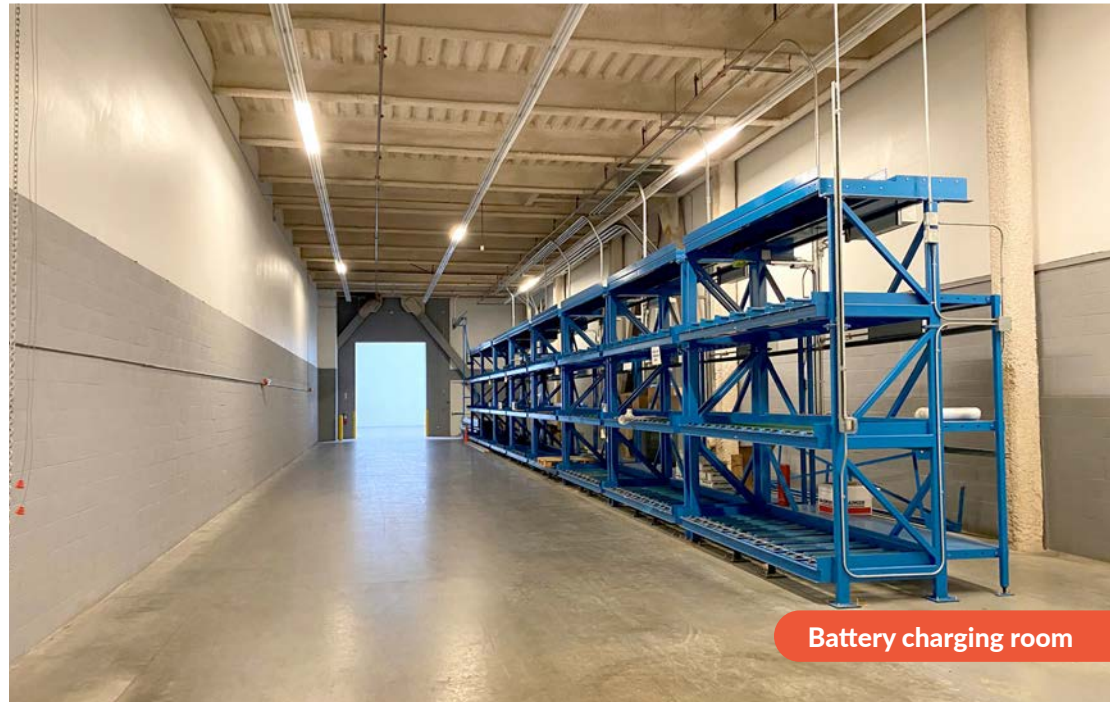
Backup generator pads



Large training room

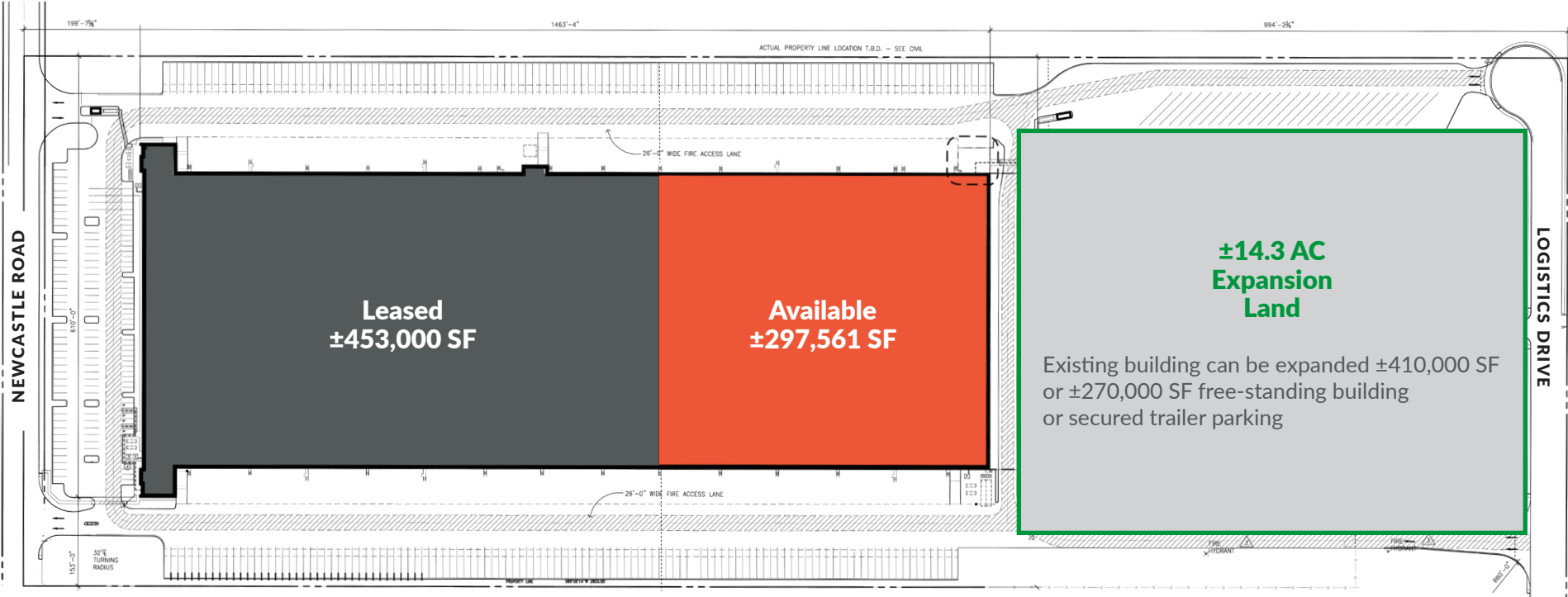


Large training room



Battery charging room

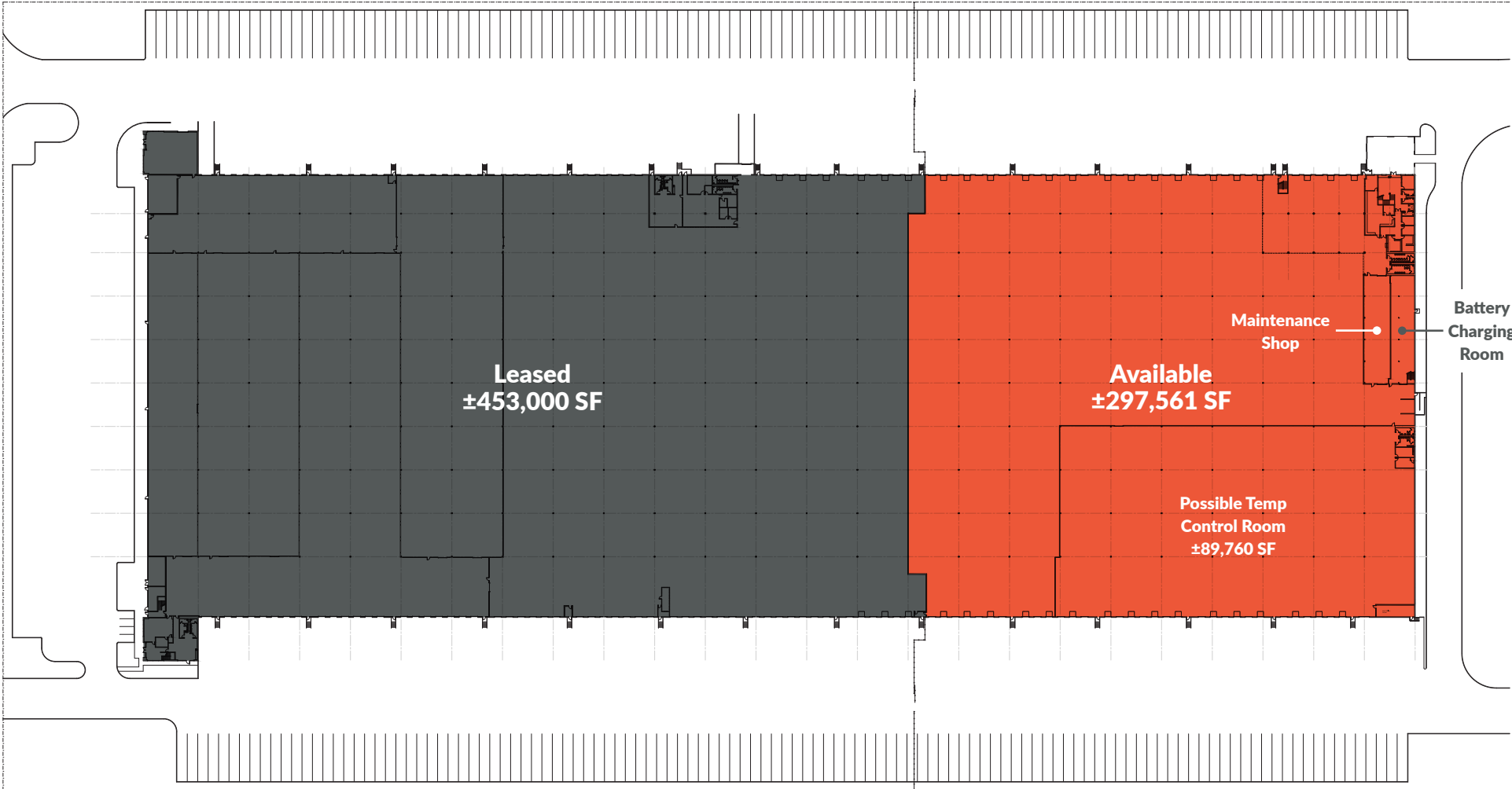
Site Plan



*Site plan not to scale



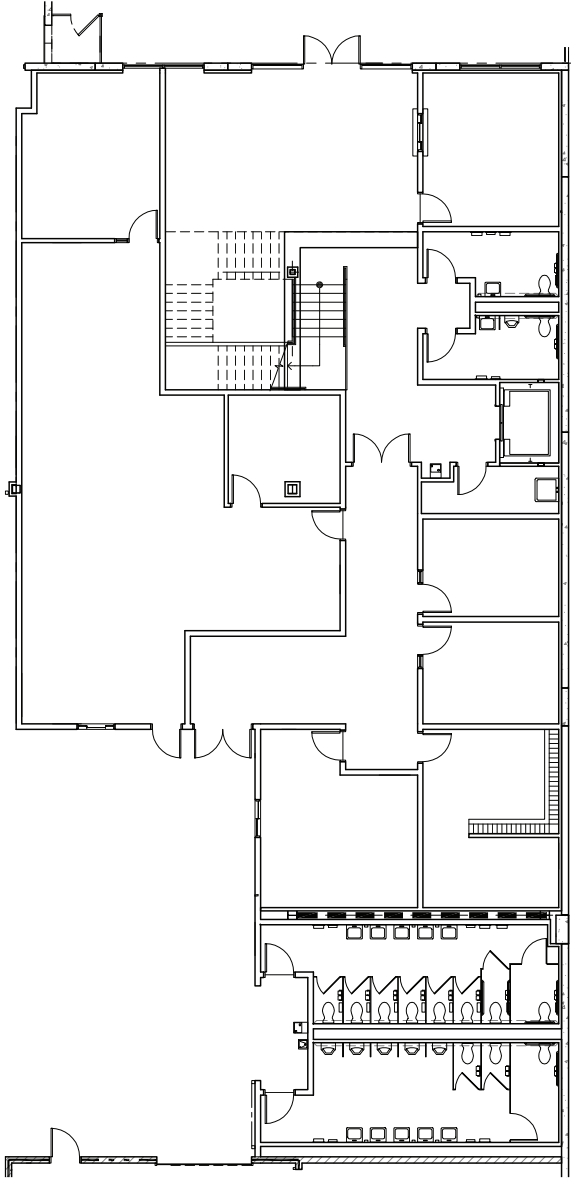
Floor Plan



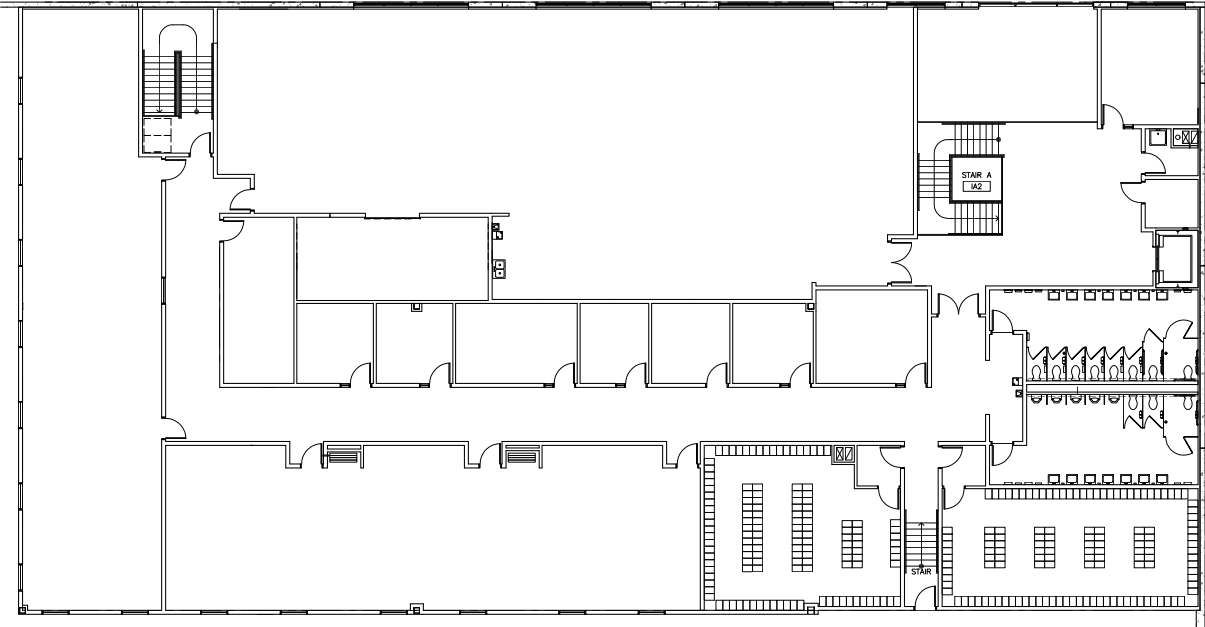
Office Floor Plans



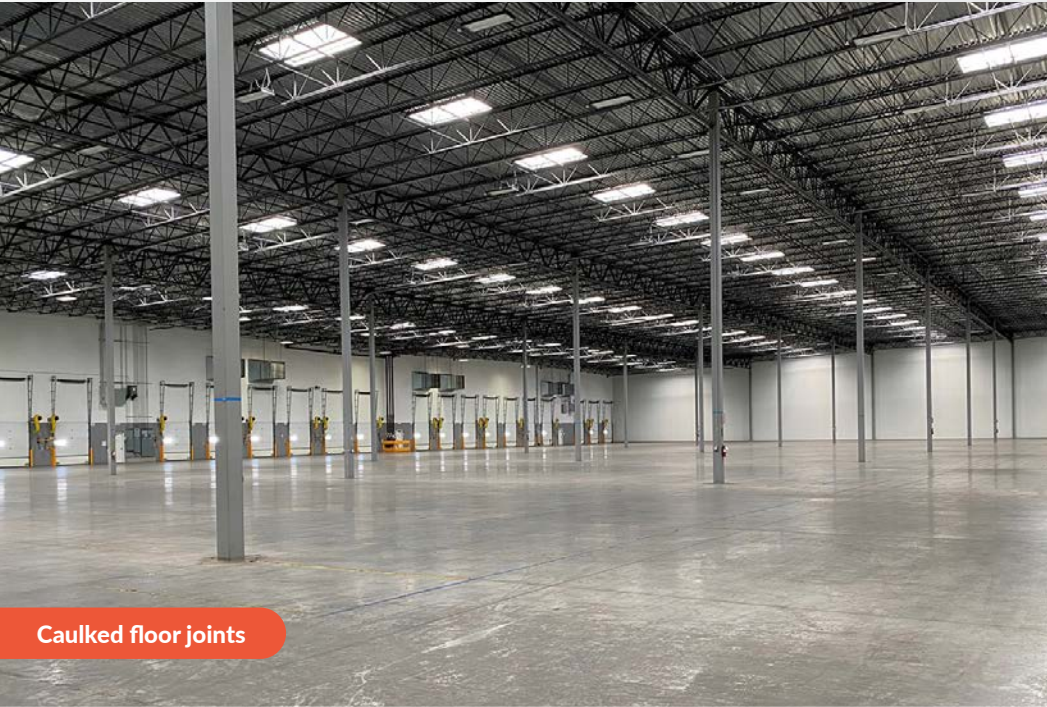
Ground Floor



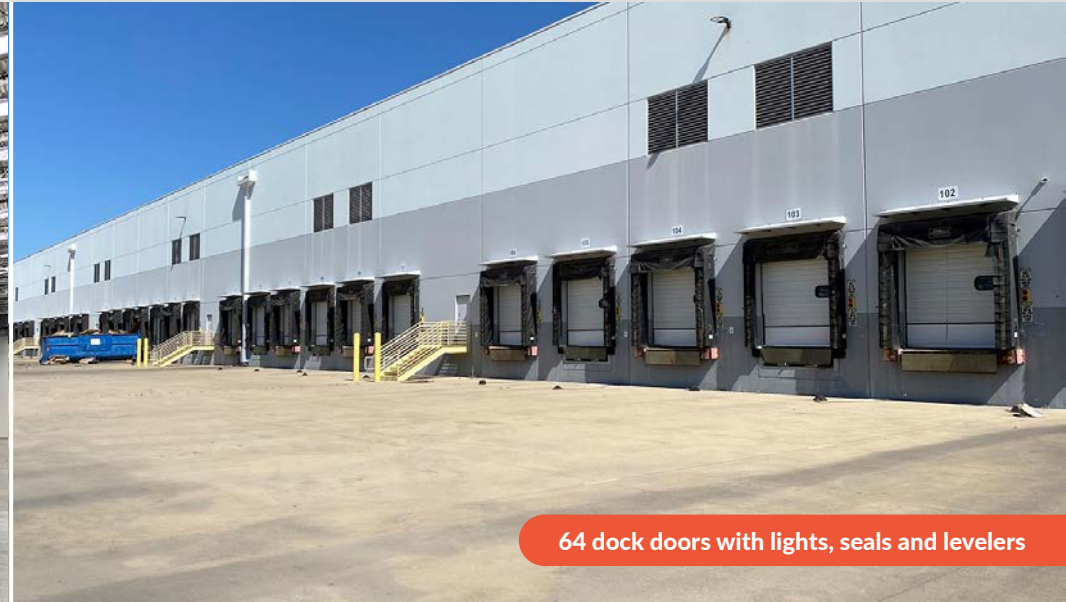
Second Story



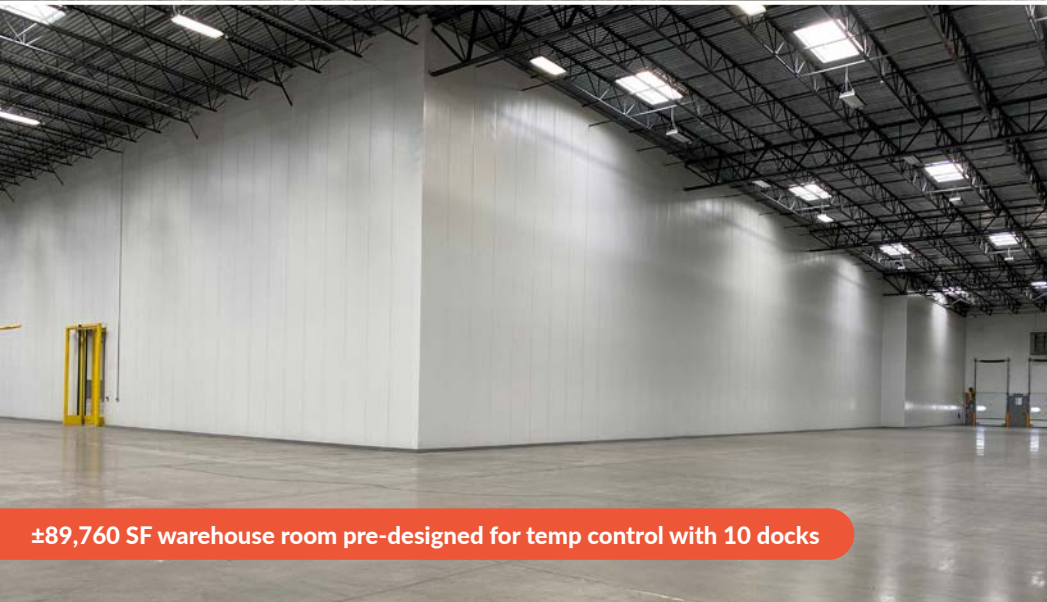
Building Photos



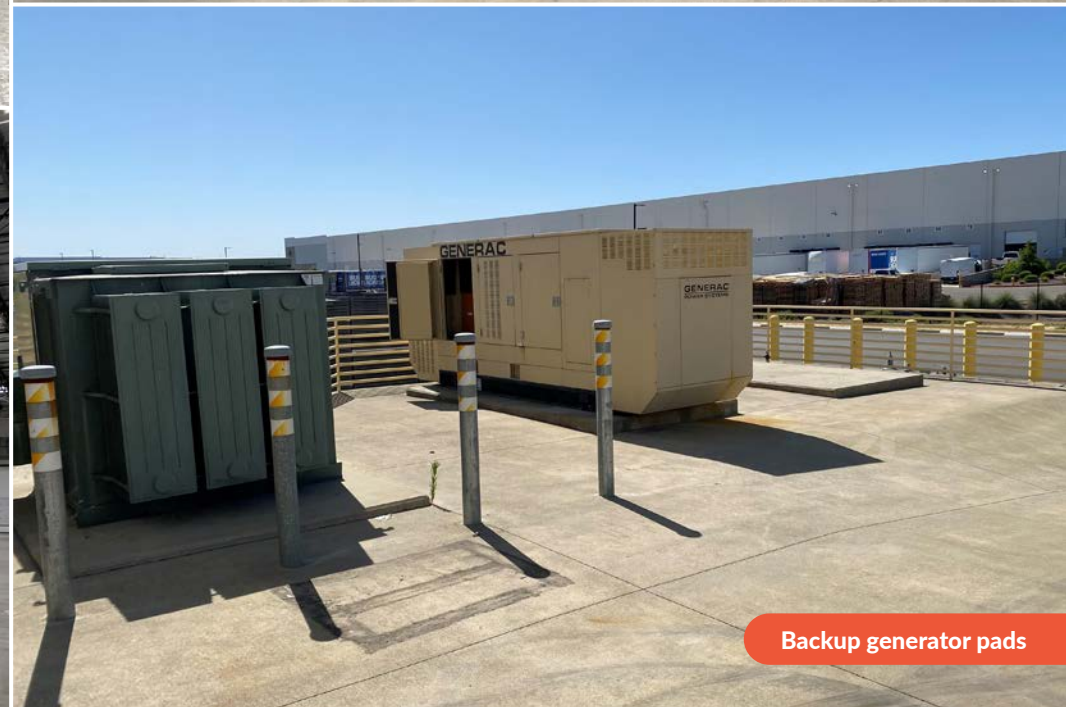
Caulked floor joints



64 dock doors with lights, seals and levelers

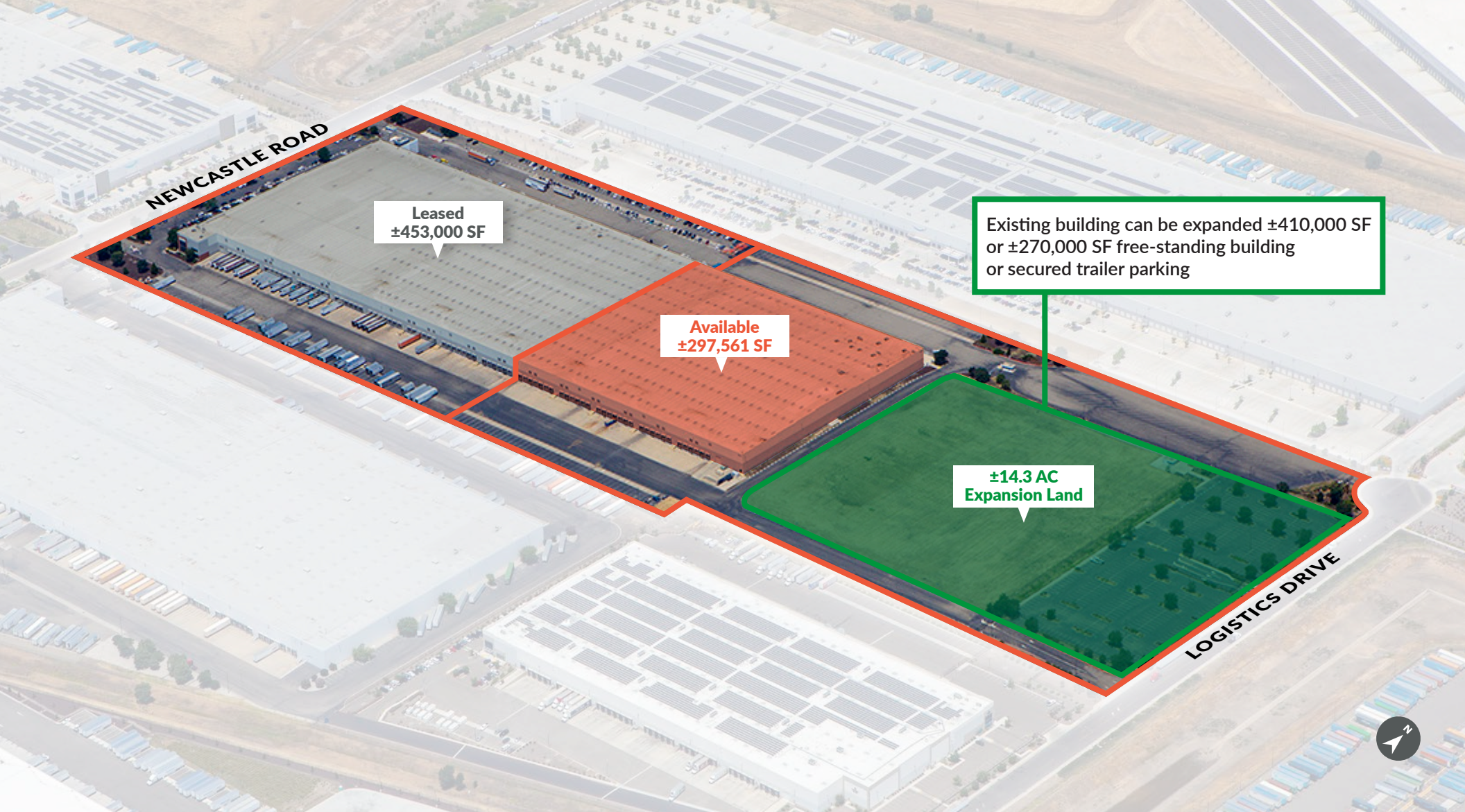


±89,760 SF warehouse room pre-designed for temp control with 10 docks



Backup generator pads

Site Aerial



NEWCASTLE ROAD

Leased
±453,000 SF

Available
±297,561 SF

Existing building can be expanded ±410,000 SF
or ±270,000 SF free-standing building
or secured trailer parking

±14.3 AC
Expansion Land

LOGISTICS DRIVE



Proximity to the Entire Bay Area



Highway 99
2 mi

Interstate 5
5.4 mi

Interstate 205
15 mi



BNSF Intermodal (Stockton)
.95 mi

Union Pacific Intermodal (Lathrop)
12 mi



Port of Stockton
11 mi

Port of Oakland
73 mi



Stockton Metropolitan Airport
5 mi

Sacramento International Airport
66 mi

Oakland International Airport
66 mi

San Jose International Airport
79 mi

San Francisco International Airport
85 mi



Corporate Neighbors

- 1 Costco Wholesale
- 2 Cost Plus World Market
- 3 Cost Plus World Market
- 4 Amazon
- 5 Home Depot
- 6 Allen Distribution
- 7 C&S Wholesale Grocers
- 8 Raley's
- 9 Trader Joe's
- 10 Staples
- 11 Whirlpool
- 12 Lifestyle
- 13 Weber
- 14 International Paper
- 15 Southwest Traders
- 16 Pace Supply
- 17 Allen Distribution
- 18 Pitney Bowes
- 19 Fox
- 20 Amazon
- 21 Amazon
- 22 General Mills
- 23 Niagara
- 24 Niagara
- 25 Amazon
- 26 BNSF
- 27 FedEx
- 28 Target
- 29 CPFD
- 30 BMW
- 31 Pactiv
- 32 Simpson StrongTie
- 33 Prism Logistics
- 34 Dollar Tree
- 35 Costco Wholesale
- 36 O'Reilly
- 37 Amazon





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