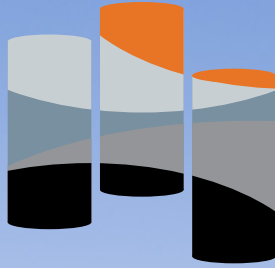


AIRPARK

STOCKTON, CALIFORNIA

599



272-ACRE MASTER-PLANNED INDUSTRIAL PARK

3M TOTAL SF | 39K - 400K SF BUILDINGS

SALE, LEASE, BUILD-TO-SUIT



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PROPERTY SUMMARY

Airpark 599 is a fully entitled, master-planned logistics park on 272 acres next to the Stockton Metropolitan Airport and adjacent to Highway 99 in Stockton, California. As a hub for all major markets in Northern California, Airpark 599 when complete will add 3 million square feet of Class A space—suitable for e-commerce fulfillment, distribution, and advanced manufacturing—and will improve area infrastructure bringing new jobs to a large, skilled workforce.

Airpark 599's centralized location offers ideal transportation amenities with the ability to connect to area highways and interstates (Hwy 99, I-5, I-205), nearby rail intermodal facilities (BNSF, Union Pacific), regional ports (Port of Stockton, Port of Oakland) and air cargo facilities at the Stockton Metro Airport.



LOGISTICS

- Located next to Stockton Metro Airport
- Nearby Class 1 intermodal facilities (BNSF, Union Pacific)
- STAA rated truck routes
- Direct access to Interstate 5 and Hwy 99
- 72 miles to the Port of Oakland
- Close proximity to Bay Area + Sacramento markets



LABOR

- Access to a diverse + skilled workforce
- 1 Million people within 30-mile drive
- Population of 311,000 in the City of Stockton
- Wide array of available + affordable housing opportunities



INFRASTRUCTURE

- Ample electrical service for heavy manufacturing
- Abundant sewer and water capacity for wet + high-employment uses
- Multiple data + telco service providers
- Off-site storm drainage for efficient site coverage





CONSTRUCTION HIGHLIGHTS

- Phased construction plan to facilitate county infrastructure
- Newly constructed roadways and signalized intersections surrounding the park
- Centralized location connecting to area freeways, intermodal facilities and ports throughout the Central Valley and Bay Area
- Premium, Class A warehouse facilities with modern office/amenities
- Suitable for fulfillment center or distribution-type uses
- Optimal truck courts and trailer parking
- Flexible site or building configurations to fit tenants needs

Building 5

Building Area(s)	Footprint	284,080 SF
Cars Provided	@0.98/1,000 SF Req. Accessible	277 Stalls 7 Stalls
Drive-in Doors		3
Docks	@1.62/10,000 SF	46
Trailers		64 Stalls

Building 6

Building Area(s)	Footprint	203,160 SF
Cars Provided	@0.82/1,000 SF Req. Accessible	166 Stalls 6 Stalls
Drive-in Doors		2
Docks	@2.26/10,000 SF	46
Trailers		62 Stalls

Building 7

Building Area(s)	Footprint	383,026 SF
Cars Provided	@0.79/1,000 SF Req. Accessible	304 Stalls 8 Stalls
Drive-in Doors		4
Docks	@2.22/10,000 SF	85
Trailers		54 Stalls

Building 8

Building Area(s)	Footprint	112,000 SF
Cars Provided	@1.8/1,000 SF Req. Accessible	202 Stalls 7 Stalls
Drive-in Doors		4

Building 10

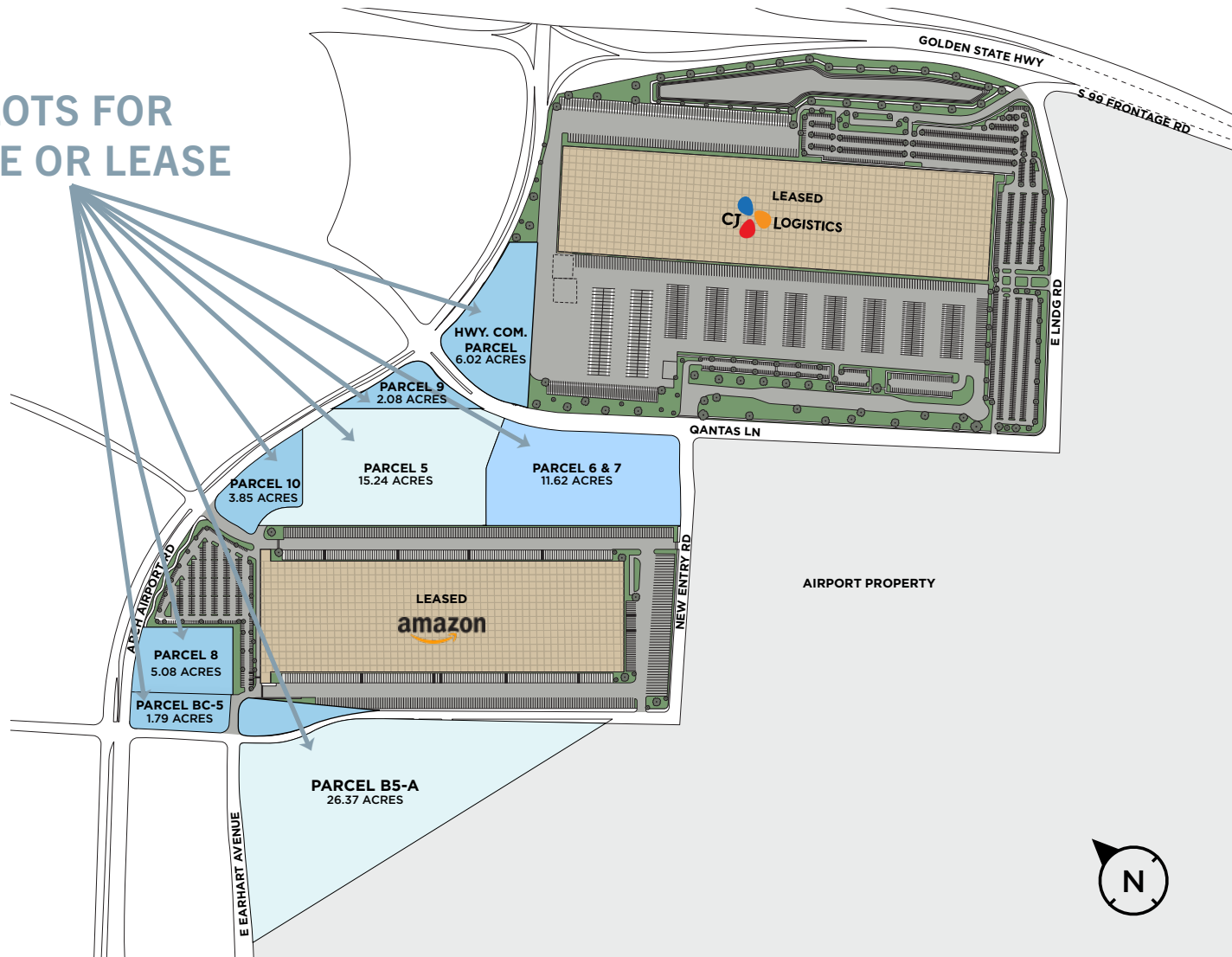
Building Area(s)	Footprint	39,600 SF
Cars Provided	@1.41/1,000 SF Req. Accessible	58 Stalls 3 Stalls
Drive-in Doors		4

CONCEPTUAL BUILDING SITE PLAN

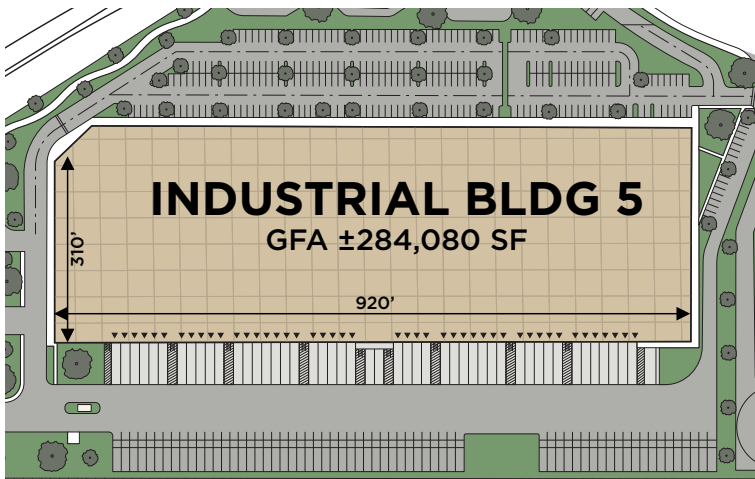


PARCEL MAP

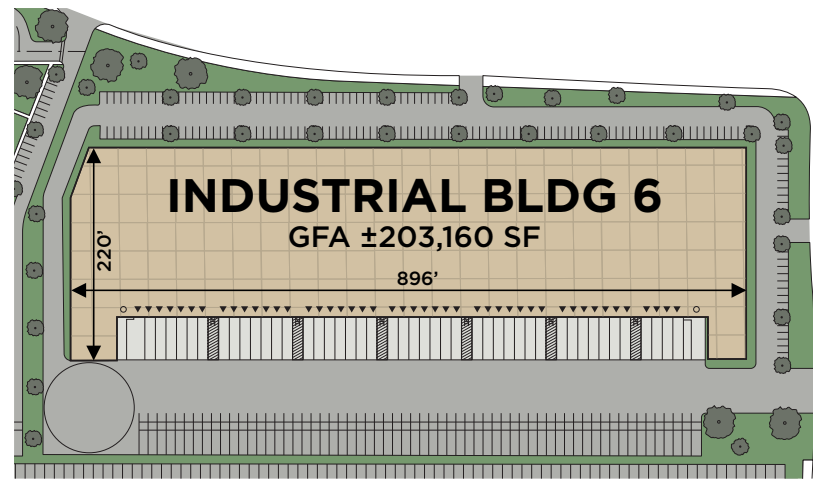
LOTS FOR
SALE OR LEASE



BUILDING SPECIFICATIONS

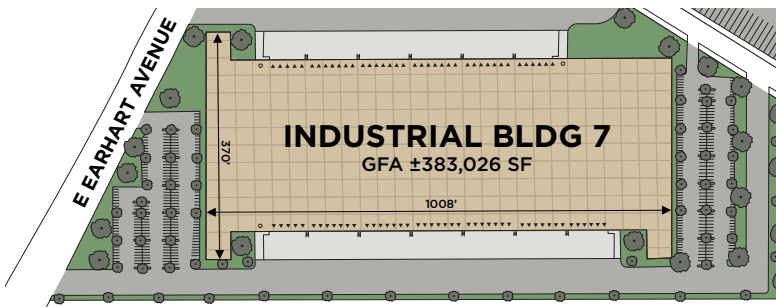


BUILDING 5		
BUILDING AREA(S)	FOOTPRINT	284,080 SF
CARS PROVIDED	@0.98/1,000 SF REQ. ACCESSIBLE	277 STALLS 7 STALLS
DRIVE-IN DOORS		3
DOCKS	@1.62/10,000 SF	46
TRAILERS		64 STALLS



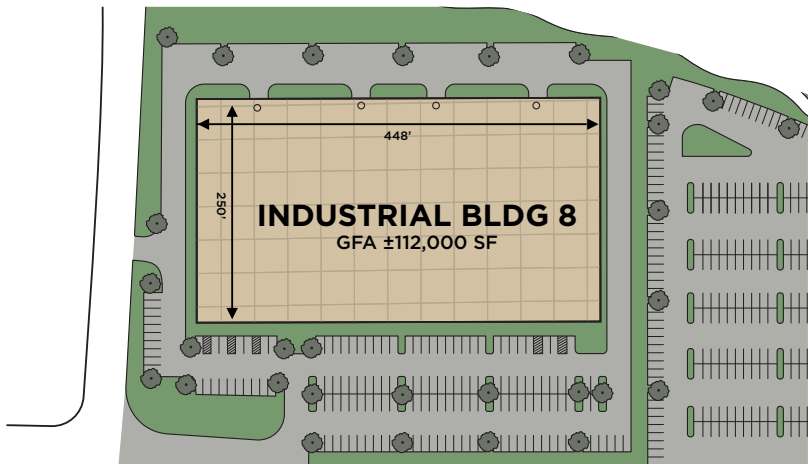
BUILDING 6		
BUILDING AREA(S)	FOOTPRINT	203,160 SF
CARS PROVIDED	@0.82/1,000 SF REQ. ACCESSIBLE	166 STALLS 6 STALLS
DRIVE-IN DOORS		2
DOCKS	@2.26/10,000 SF	46
TRAILERS		62 STALLS

BUILDING SPECIFICATIONS



BUILDING 7

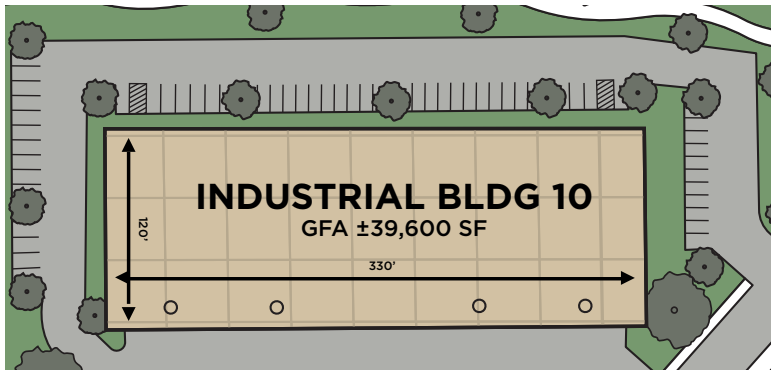
BUILDING AREA(S)	FOOTPRINT	383,026 SF
CARS PROVIDED	@0.79/1,000 SF REQ. ACCESSIBLE	304 STALLS 8 STALLS
DRIVE-IN DOORS		4
DOCKS	@2.22/10,000 SF	85
TRAILERS		54 STALLS



BUILDING 8

BUILDING AREA(S)	FOOTPRINT	112,000 SF
CARS PROVIDED	@1.80/1,000 SF REQ. ACCESSIBLE	202 STALLS 7 STALLS
DRIVE-IN DOORS		4

BUILDING SPECIFICATIONS



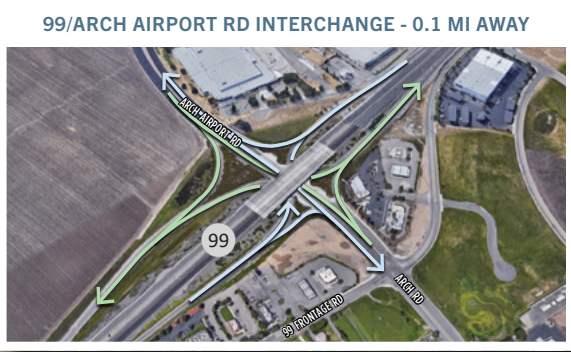
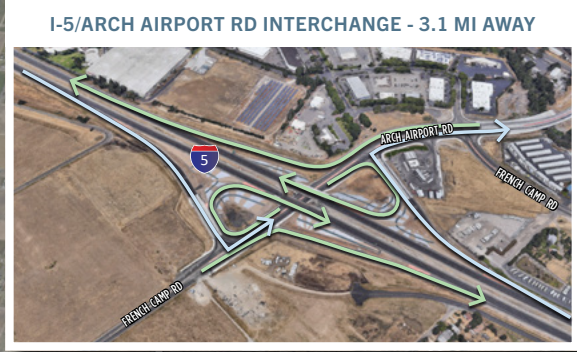
BUILDING 10

BUILDING AREA(S)	FOOTPRINT	39,600 SF
CARS PROVIDED	@1.41/1,000 SF REQ. ACCESSIBLE	58 STALLS 3 STALLS
DRIVE-IN DOORS		4





ARCH AIRPORT RD



AIRPARK 599 ACCESS

HWY 99/ARCH AIRPORT INTERCHANGE	0.1 MI
I-5/ARCH AIRPORT INTERCHANGE	3.1 MI
STOCKTON METRO AIRPORT	0.2 MI
PORT OF STOCKTON	8.7 MI
UNION PACIFIC INTERMODAL FACILITY	5.5 MI
BNSF INTERMODAL FACILITY	2.5 MI
I-205/I-580 CONNECTOR	22.6 MI
PORT OF OAKLAND	71 MI

FREEWAY ON-RAMP FREEWAY OFF-RAMP

**click on images to view Google Map location



SURROUNDING TENANTS

- | | |
|---------------------------|----------------------------|
| 1. ALLEN DISTRIBUTION | 25. KINGSOWN |
| 2. DOLLAR TREE | 26. AMAZON |
| 3. MEDLINE | 27. COST PLUS WORLD MARKET |
| 4. BAY VALLEY FOODS | 28. XPO LOGISTICS |
| 5. NIAGRA BOTTLING | 29. WHIRLPOOL |
| 6. BMW | 30. WORLD CLASS DIST. |
| 7. YD WINDOWS | 31. CROWN BOLT |
| 8. SIMPSON STRONG-TIE | 32. LUCY & ASSOCIATES |
| 9. COASTAL PACIFIC FOODS | 33. CLIMATE PROS |
| 10. C&S WHOLESALE GROCERS | 34. QUEST INDUSTRIES |
| 11. ALLEN DISTRIBUTION | 35. TRADER JOE'S |
| 12. MILESTONE TRAILER | 36. SJ DISTRIBUTORS |
| 13. ONTRAC | 37. SHEPARD BROS |
| 14. UNITED FACILITIES | 38. TENTH STREET HATS |
| 15. NIAGRA BOTTLING | 39. U.S. POSTAL SERVICE |
| 16. PRISM LOGISTICS | 40. LAWLY'S VITAMIN SUPPLY |
| 17. O'REILLY AUTO PARTS | 41. PACTIV |
| 18. STAPLES | 42. GILBERT |
| 19. BEST EXPRESS FOODS | 43. PG&E |
| 20. MAK FREIGHT | 44. LE TOTE |
| 21. PEARL CORP | |
| 22. PRIMESOURCE | |
| 23. UNIFIED GROCERS | |
| 24. STARLINE INDUSTRIES | |



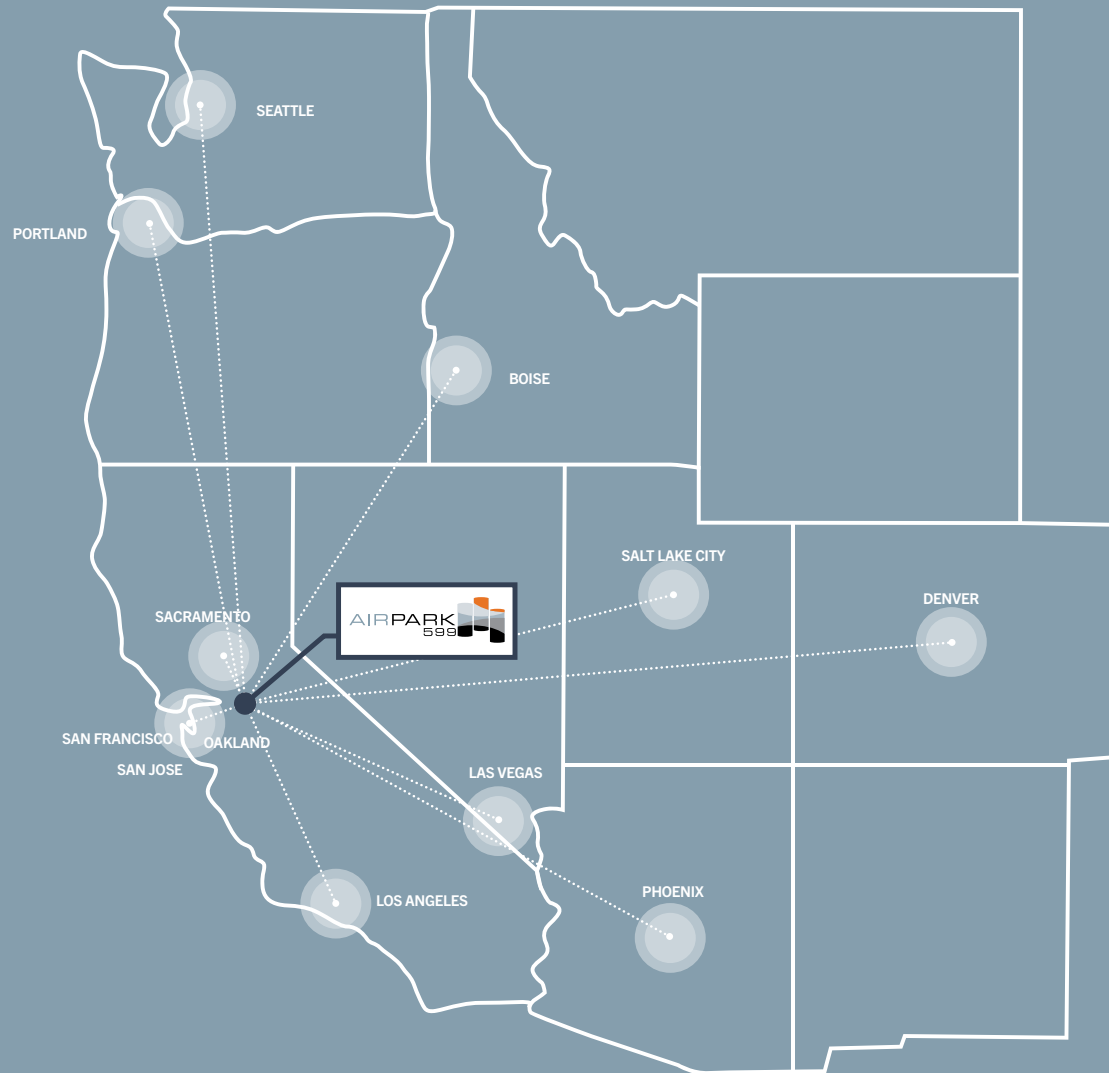


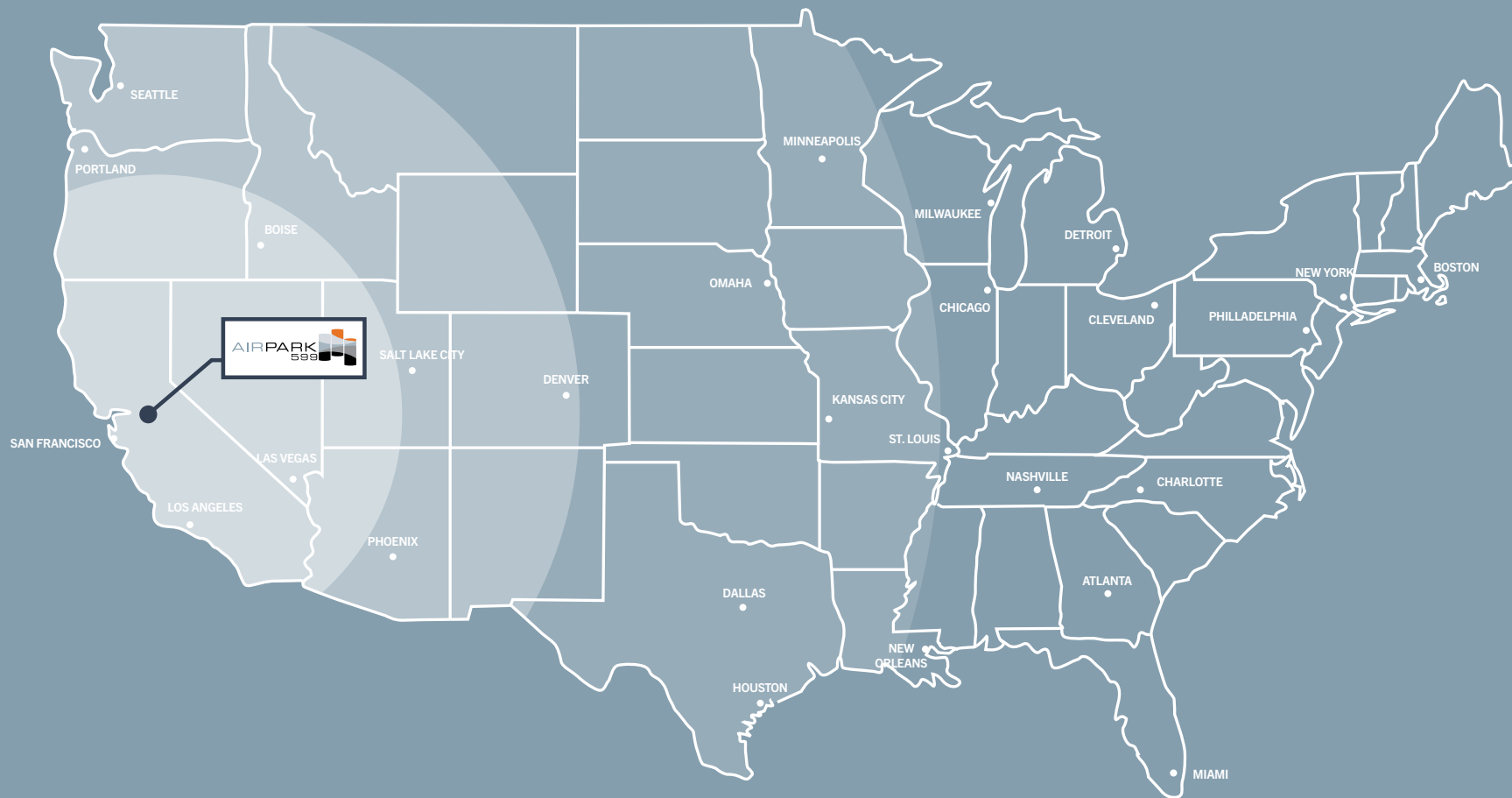
PROXIMITY TO MARKETS

CITY	MILES
SACRAMENTO	52
OAKLAND	71
SAN JOSE	74
SAN FRANCISCO	82
FRESNO	119
LOS ANGELES	336
LAS VEGAS	511
BOISE	601
PORTLAND	630
SALT LAKE CITY	698
PHOENIX	708
SEATTLE	804
DENVER	1,209

AIRPORTS	MILES
STOCKTON	1
SACRAMENTO	65
OAKLAND	65
SAN JOSE	76
SAN FRANCISCO	83

PORTS	MILES
OAKLAND	71
LA/LONG BEACH	362
PORTLAND	645
SEATTLE	808





DELIVERY TO MARKETS (POPULATION)

	SAME DAY DELIVERY	45,925,208
	NEXT DAY DELIVERY	77,037,078
	TWO DAY DELIVERY	138,070,457

AIRPARK

STOCKTON, CALIFORNIA

599



AIRPARK599.COM



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