



For Sale or Lease

7233 C.E. Dixon Street | Stockton, CA | Air Metro Business Park

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- FOR SALE: ±38,000 SF ON 2.0 ACRES
Asking Price: \$5,500,000



- FOR LEASE: ±23,000 SF (DIVISIBLE) OF CLASS "A" OFFICE
Lease Rate: Contact brokers

3439 Brookside Road, Suite 108
Stockton, CA 95219
P: +1 209 475 5100
F: +1 209 475 5102
colliers.com





Property Specifications

Building Footprint:	±30,000 SF (300' x 100'), plus ±8,000 SF of two-story office
Unit A:	±23,000 SF of office - Available
Unit B:	±10,000 SF warehouse/office (leased)
Unit C:	±5,000 SF warehouse/office (leased)
Lot Size:	±2.0 acres
Clear Height:	±18' - 22'
Sprinklers:	.32 gpm / 2,000 SF
Warehouse Lighting:	T-8
Fully Insulated:	Yes
Parking:	±136 stalls
Skylights:	Yes

Centrally located to Highway 99 & I-5 via Arch-Sperry Road.

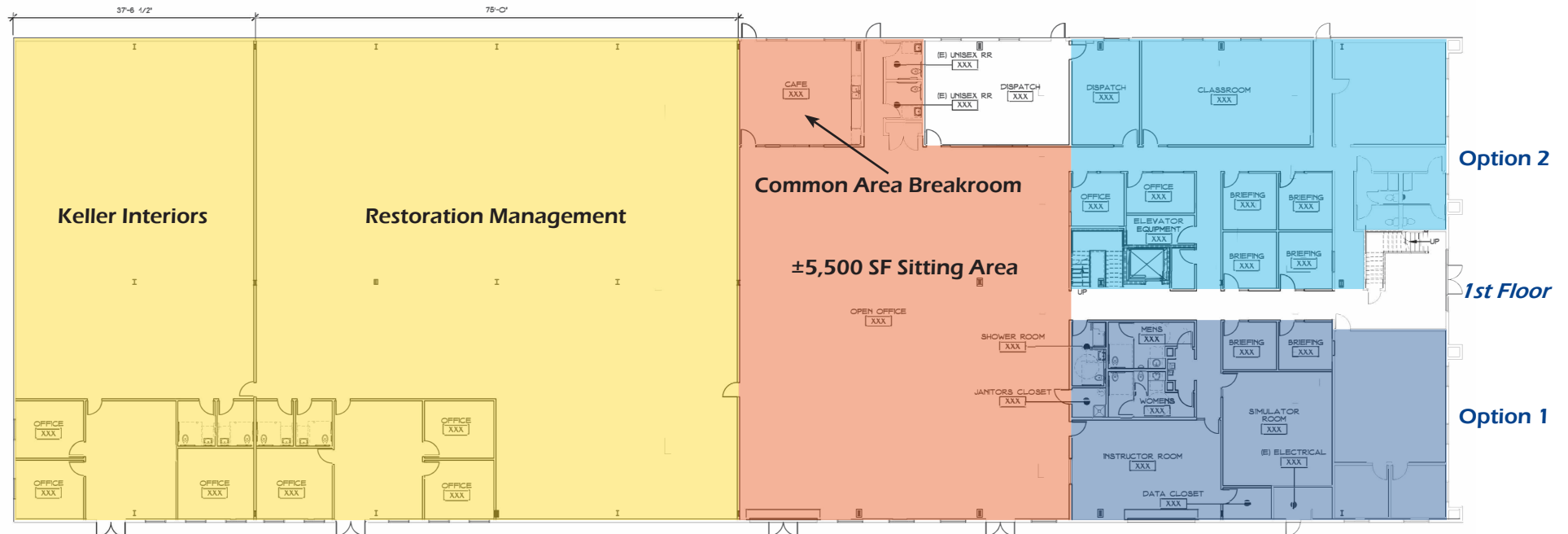
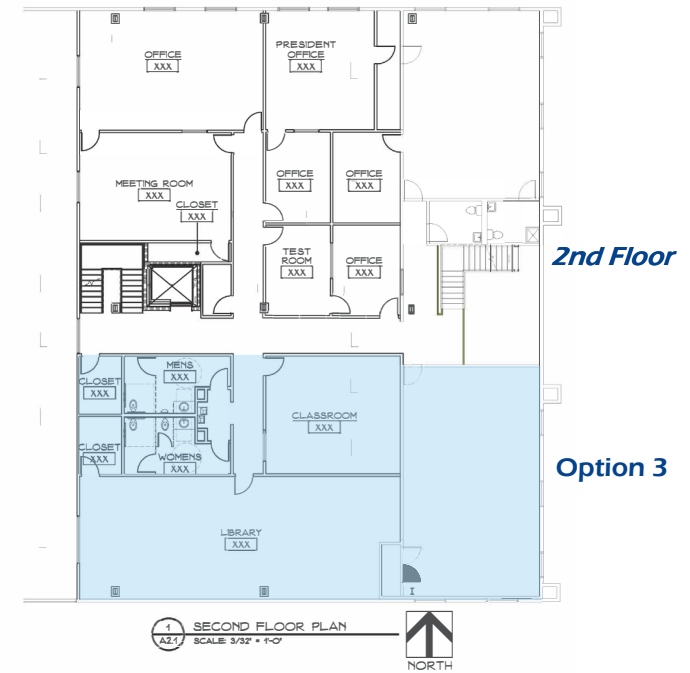
Building is located on a Ground Lease with San Joaquin County which expires 6/30/2056.



Property Site Plan

Unit A:	±23,000 SF of office (divisible)	
Option 1:	±3,500 SF	Four (4) private offices, three (3) bullpen/classrooms & two (2) restrooms
Option 2:	±4,000 SF	Seven (7) private offices, two (2) bullpen/classrooms & two (2) restrooms
Option 3: (second floor)	±3,500 SF	Three (3) bullpen/classrooms & two (2) restrooms
Office Features:	Common area breakroom and ±5,500 SF sitting area. One (1) elevator. Parking: ±86 stalls	
Unit B:	±10,000 SF	Leased to Restoration Management
Unit C:	±5,000 SF	Leased to Keller Interiors

*Please contact broker for pricing information





Location Map



Interstate 5 (I-5): As a major north-south interstate highway, I-5 plays a vital role in the movement of goods through Stockton. It connects the city to major distribution centers and ports in both northern and southern California, facilitating the efficient transportation of goods for the trucking and logistics sector.



Highway 99 (HWY-99): HWY-99 is another key north-south route that complements I-5. It provides an alternative for trucking routes and serves as a crucial corridor for the transportation of goods within the Central Valley and beyond.



Cross-town Freeway (I-4): The Cross-town Freeway is essential for east-west trucking movements within Stockton. It aids in connecting industrial areas and distribution centers located on either side of the city.



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54
miles

Sacramento

61
miles

Fremont

72
miles

Oakland

71
miles

San Jose

81
miles

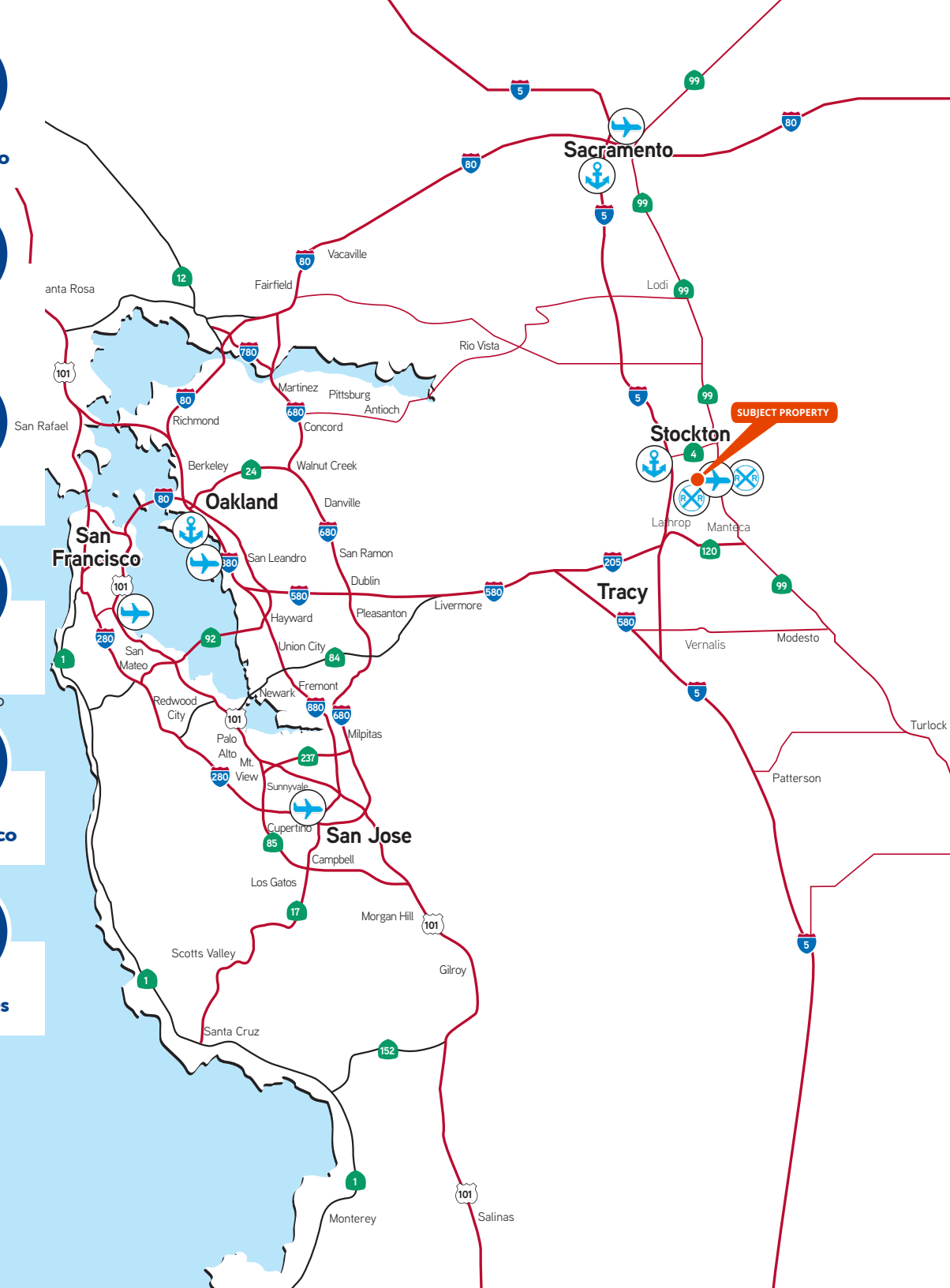
San Francisco

337
miles

Los Angeles

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