

FOR SUBLEASE

3837 PRODUCERS DRIVE, SUITE #500 | STOCKTON, CA 95206



48,735± SF AVAILABLE FOR SUBLEASE



For more information contact:

JIM MARTIN, SIOR | Senior Vice President | DRE # 01214270 | C 925.352.6948 | O 209.983.1111 | jmartin@lee-associates.com

MASON CHAMBLISS | Associate | DRE # 02237204 | C 925.336.9660 | O 209.983.1111 | mchambliss@lee-associates.com

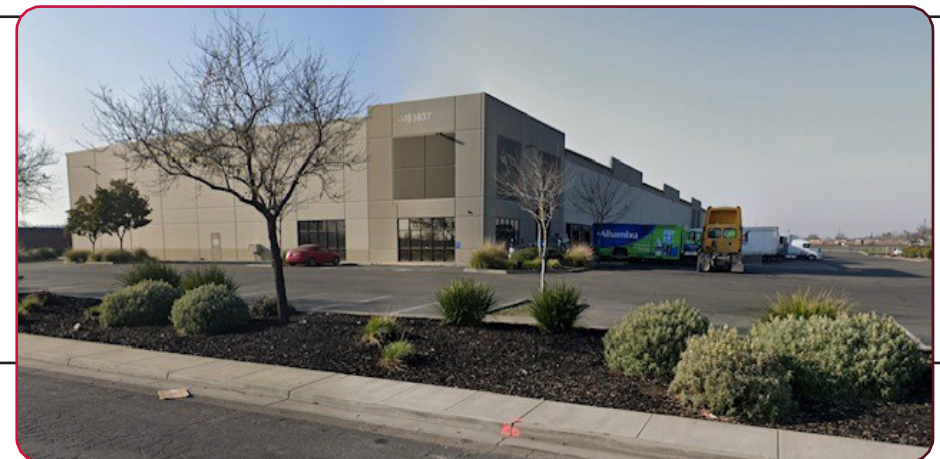
PROPERTY FEATURES

Available Space:	48,735± SF (end unit)
Power:	400 Amp, 277/480 Volt, 3 Phase
Dock High Loading:	Sixteen (16), twelve (12) with pit levelers
Grade Level:	One (1)
Zoning:	I-G Industrial General (City of Stockton)
APN:	177-280-580

Location: Strategically located in the highly desirable South Stockton Airport industrial sub-market, this property offers immediate access to Interstate 5 and Hwy 99, providing excellent connectivity throughout Northern California and the Central Valley logistics network. The well-established industrial, trucking, and distribution corridor includes nearby corporate neighbors including O'Reilly Auto Parts, BMW, Allen Distribution, C&S Wholesale Grocers, Amazon and Niagara Bottling.

- **Yard/Parking:** 20 trailer stalls
- **Lights:** LED on motion
- **Sprinklers:** ESFR
- **Skylights:** Yes
- **Construction:** Concrete tilt up (2009)

SubLease Rate: **\$0.60 PSF, MONTH/NNN**



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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