

# 1513 BOEING WAY STOCKTON

**CBRE**



**±104,514 SF  
SPACE FOR LEASE**



# BUILDING SPECIFICATIONS

|                         |                             |
|-------------------------|-----------------------------|
| Additional Space:       | Auto/Trailer Yard Available |
| Available:              | ±104,514 SF                 |
| Lot Size:               | ±5.82 Acres                 |
| Office:                 | ±2,638 SF                   |
| Column Spacing:         | 57' x 55'                   |
| Clear Height:           | 32'                         |
| Fire Sprinklers:        | ESFR K25.2                  |
| Dock Doors:             | 16 (9' x 10')               |
| Hydraulic Pit Levelers: | 8                           |

|                         |                       |
|-------------------------|-----------------------|
| Grade Level Doors:      | 2 (12' x 14')         |
| Auto Parking:           | 63                    |
| Building Power:         | 2,000 amps (277/480v) |
| Coverage:               | 40%                   |
| Zoning:                 | Industrial            |
| Truck Court:            | 135'                  |
| Skylights:              | 1%                    |
| LED Warehouse Lighting: | 1x800 SF              |

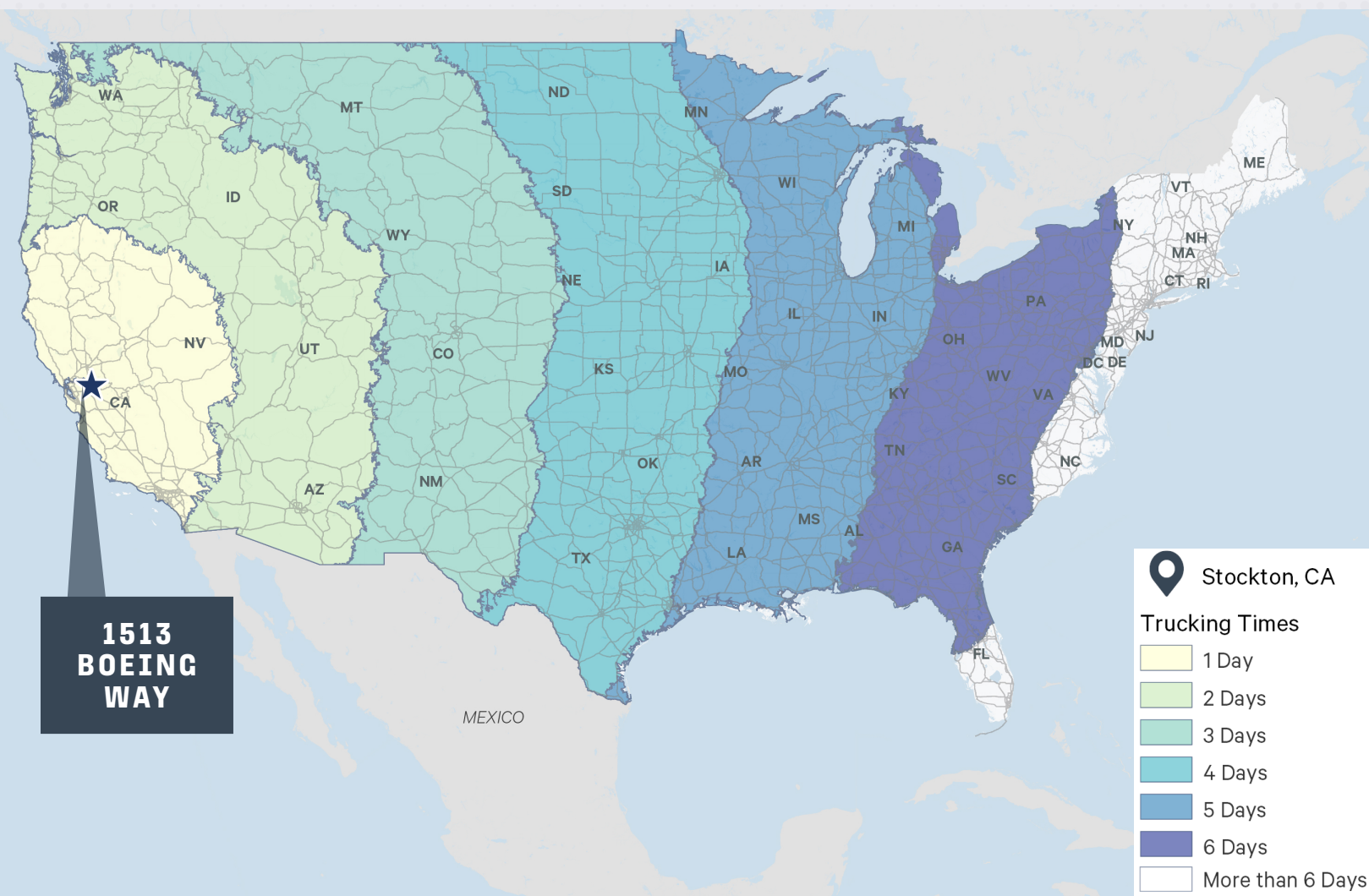
# PROPERTY PHOTOS



# TENANT AERIAL



# TRANSIT TIMES



## TRANSIT ANALYSIS FROM THE CENTRAL VALLEY

|                    | Distance | Time         |                 | Distance  | Times         |
|--------------------|----------|--------------|-----------------|-----------|---------------|
| Sacramento, CA     | 54 mi.   | 56 min.      | Seattle, WA     | 804 mi.   | 12 hr. 30 min |
| San Francisco, CA  | 82 mi.   | 1hr 33 min.  | Tucson, AZ      | 820 mi.   | 13 hr. 15 min |
| Reno, NV           | 181 mi.  | 3hr 5 min.   | Albuquerque, NM | 1,030 mi. | 15 hr. 30 min |
| Los Angeles, CA    | 335 mi.  | 5hr 20 min.  | Helena, MT      | 1,052 mi  | 15 hr. 20 min |
| San Diego, CA      | 455 mi.  | 7hr 50 min.  | Sante Fe, NM    | 1,190 mi. | 16 hr.30 min  |
| Las Vegas, NV      | 512 mi.  | 7hr 45 min.  | Sonora, MX      | 1,080 mi. | 18 hr. 9 min  |
| Boise, ID          | 600 mi.  | 9hr 30 min.  | Cheyenne, WY    | 1,136 mi. | 17 hr. 10 min |
| Portland, OR       | 630 mi.  | 9hr 50min.   | Denver, CO      | 1,216 mi. | 18 hr. 20 min |
| Salt Lake City, UT | 698 mi.  | 10hr 15 min. | Omaha, NE       | 1,630 mi. | 23 hr. 20 min |
| Phoenix, AZ        | 710 mi.  | 11hr 40 min. | Tulsa, OK       | 1,675 mi. | 25 hr. 10 min |

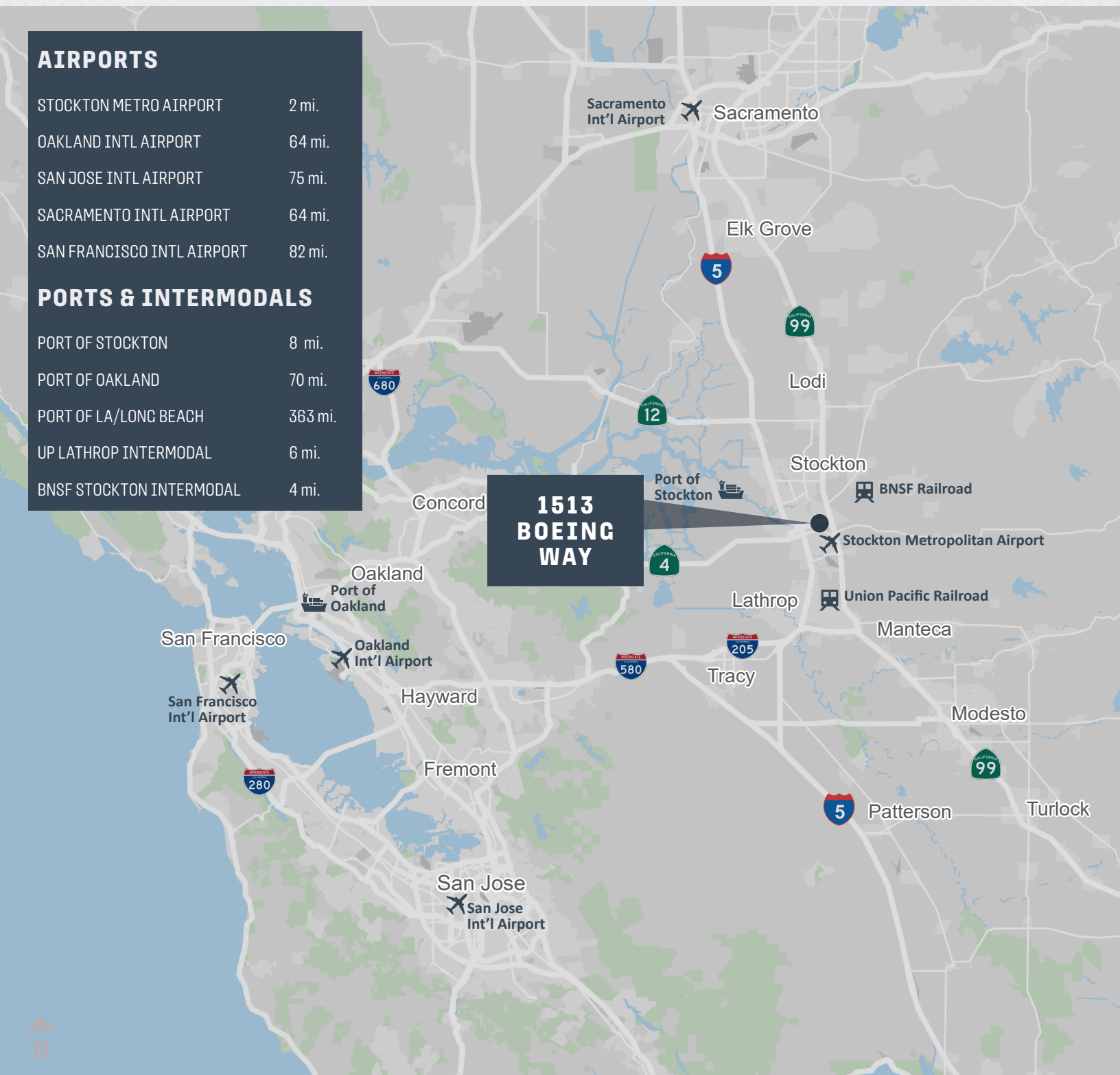
# REGIONAL MAP

## AIRPORTS

|                            |        |
|----------------------------|--------|
| STOCKTON METRO AIRPORT     | 2 mi.  |
| OAKLAND INTL AIRPORT       | 64 mi. |
| SAN JOSE INTL AIRPORT      | 75 mi. |
| SACRAMENTO INTL AIRPORT    | 64 mi. |
| SAN FRANCISCO INTL AIRPORT | 82 mi. |

## PORTS & INTERMODALS

|                          |         |
|--------------------------|---------|
| PORT OF STOCKTON         | 8 mi.   |
| PORT OF OAKLAND          | 70 mi.  |
| PORT OF LA/LONG BEACH    | 363 mi. |
| UP LATHROP INTERMODAL    | 6 mi.   |
| BNSF STOCKTON INTERMODAL | 4 mi.   |



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# **1513 BOEING WAY STOCKTON, CA**

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