



±4,450 SF for Lease

3734 IMPERIAL WAY, STOCKTON, CA

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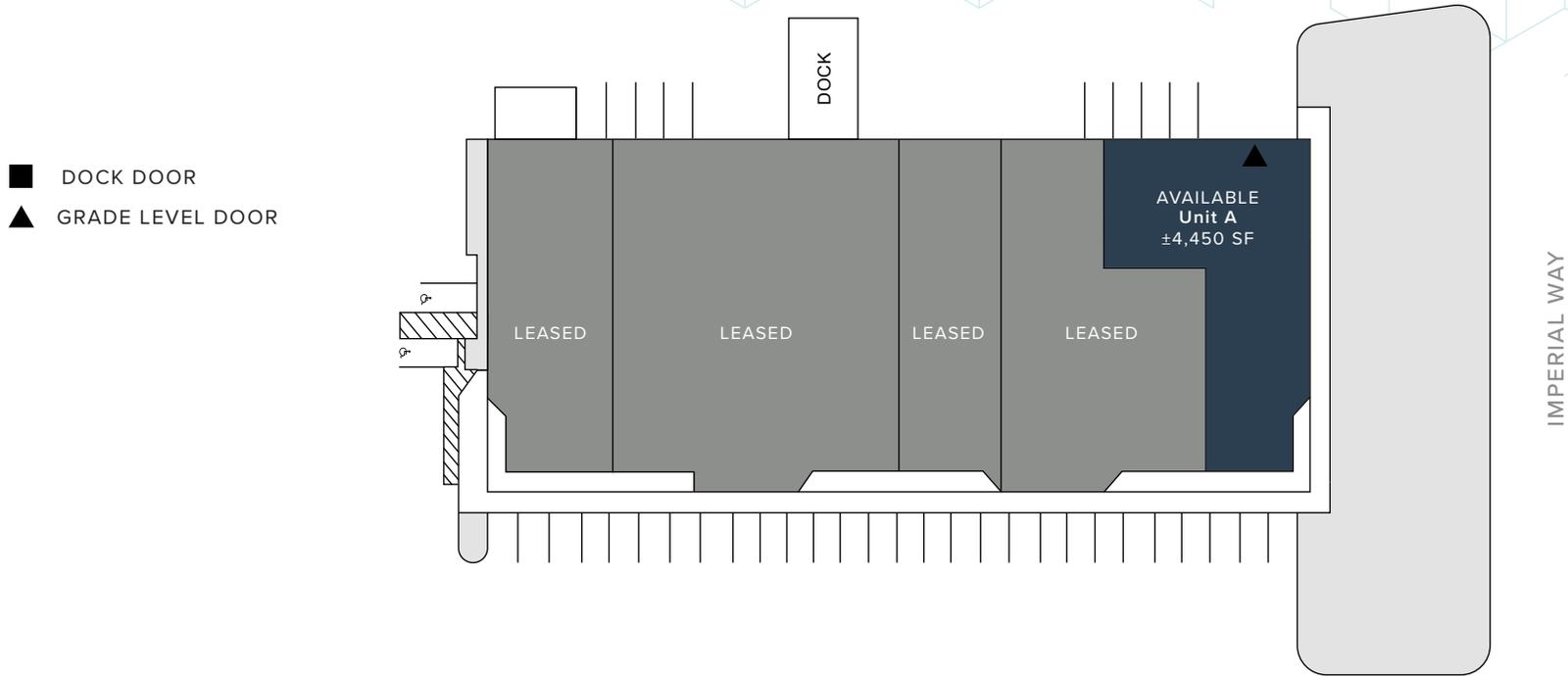
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PROPERTY HIGHLIGHTS

BUILDING SIZE ±26,068 SF

TOTAL AVAILABLE Unit A | ±4,450 SF

OFFICE ±585 SF

GRADE LEVEL DOORS 1

POWER 200 amps, 208v (as indicated)

CLEAR HEIGHT 14'

COLUMN SPACING 32' x 52'

FIRE SUPPRESSION Yes

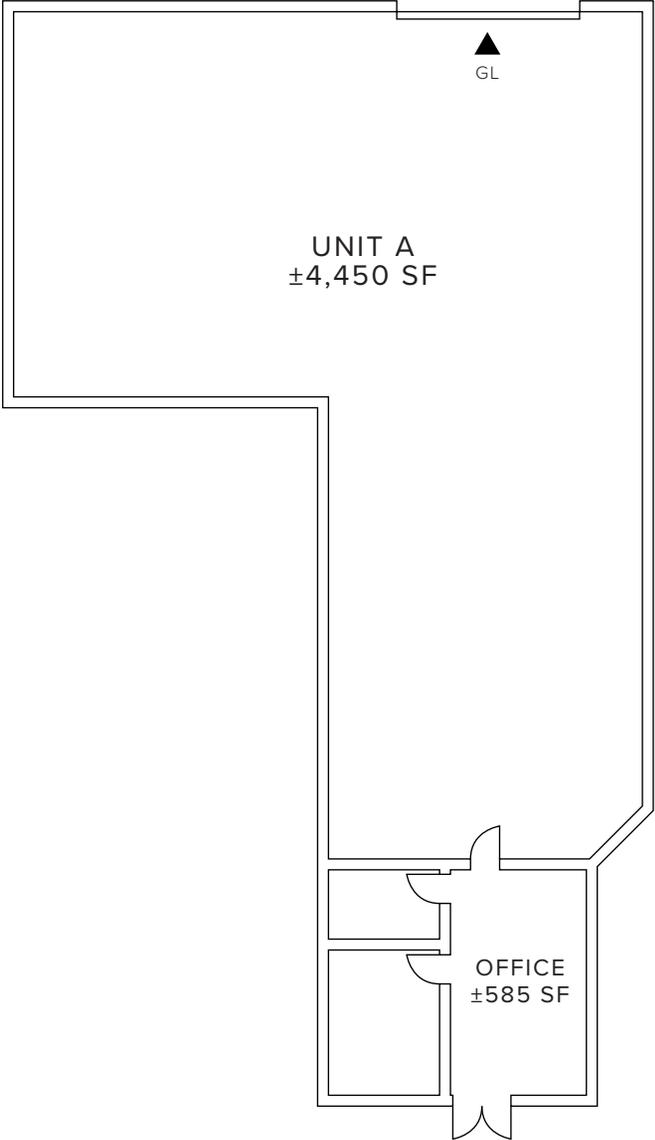
ZONING I-L, Limited Industrial (City of Stockton)

FEATURES High profile business park;
Direct access to Hwy 99 and I-5

ASKING RATE Contact Broker

3734 IMPERIAL WAY, STOCKTON, CA

FLOOR PLAN



FLOOR PLAN NOT DRAWN TO SCALE



DISTANCE FROM SUBJECT PROPERTY

INTERMODALS & PORTS

BNSF Intermodal (Stockton)	3 miles
Union Pacific Intermodal (Lathrop)	10 miles
Port of Stockton	11 miles
Port of Oakland	75 miles

AIRPORTS

Stockton Metropolitan Airport	3 miles
Sacramento International Airport	65 miles

CITIES

Manteca	8 miles
Lathrop	10 miles
Tracy	20 miles
Modesto	25 miles
Sacramento	56 miles
Merced	64 miles
San Jose	80 miles
San Francisco	83 miles



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