

INDUSTRIAL FACILITY W/ LARGE YARD FOR LEASE 1188 S AIRPORT WAY | STOCKTON | CA



- TOTAL BUILDING: 30,000± SF
- AVAILABLE SPACE: 19,100± SF (divisible)
- PARCEL SIZE: 1.93± Acres

PRICING: CONTACT AGENT FOR PRICING

For more information contact:

Mark J. Reckers, SIOR
BRE #00938704
mreckers@lee-associates.com
C 209.471.4884
D 209.983.6838

Mason Chambliss
BRE #02237204
mchambliss@lee-associates.com
C 925.336.9660
D 209.983.6831

INDUSTRIAL FACILITY W/ LARGE YARD FOR LEASE 1188 S AIRPORT WAY | STOCKTON | CA

PROPERTY FEATURES:

- **TOTAL BLDG:** 30,000± SF
- **AVAILABLE SF:** 19,100± SF
(Divisible to 2,000± SF - 15,000± SF)
- **MAIN WAREHOUSE:** 16,000± SF (200' x 80')
- **CLEAR HEIGHT:** 19'± SF
- **IMPROVED YARD:**
 - Improved Yard: Approximately 45,000± SF
Facing Airport Way
 - Paved: 37,000± SF
- **ZONING:** IL, Light Industrial (City of Stockton)
- Flexible Multi-Tenant Configuration
- Two separate parcels with independent driveways and entrances.
- Multiple restrooms and office areas - supports multi-tenant or single-user layouts.

LOCATION AND EXPOSURE:

- High traffic counts and strong visibility on Airport Way.
15,000 vehicles DOT traffic 2017
- Excellent proximity to Highway 4 and I-5 — direct access to Stockton's major industrial corridors.

BUILDING FEATURES:

- Five Grade-level doors
- Fire Sprinkler system
- Center section features free span 80' x 150' warehouse
- 4,000+- SF Mezzanine above main warehouse with freight elevator



PRICING: CONTACT AGENT FOR PRICING

For more information contact:

Mark J. Reckers, SIOR
BRE #00938704
mreckers@lee-associates.com
C 209.471.4884
D 209.983.6838

Mason Chambliss
BRE #02237204
mchambliss@lee-associates.com
C 925.336.9660
D 209.983.6831

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.

INDUSTRIAL FACILITY W/ LARGE YARD FOR LEASE 1188 S AIRPORT WAY | STOCKTON | CA

UTILITIES:

- Power: 400 amps, 277/ 480 Volt 3 phase
- Water: 5/8 inch line

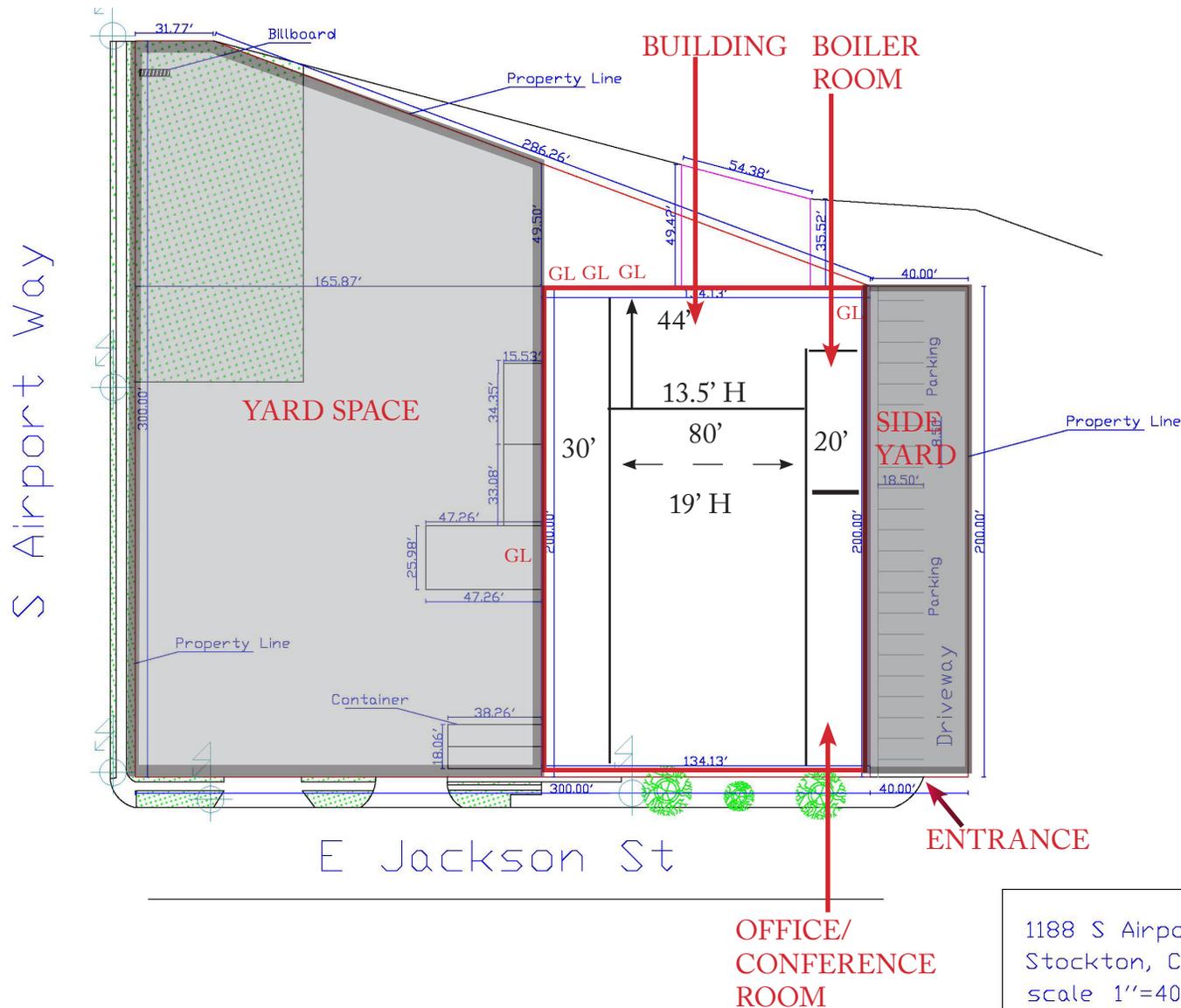
HISTORICAL FEATURES:

- Rare, Above Standard Infrastructure-Ready Facility
- Formerly permitted for 5.1 million gallons/month of process wastewater discharge (Angelica Textile Services).
- Oversized Utility Infrastructure (Historical)
- 2000 amp 277/ 480 Volt, 3 phase panel in place. Future electrical supply to be determine by tenant
- 2-inch main water line in street capable of supporting large-scale production or processing operations



INDUSTRIAL FACILITY W/ LARGE YARD FOR LEASE 1188 S AIRPORT WAY | STOCKTON | CA

SITE PLAN

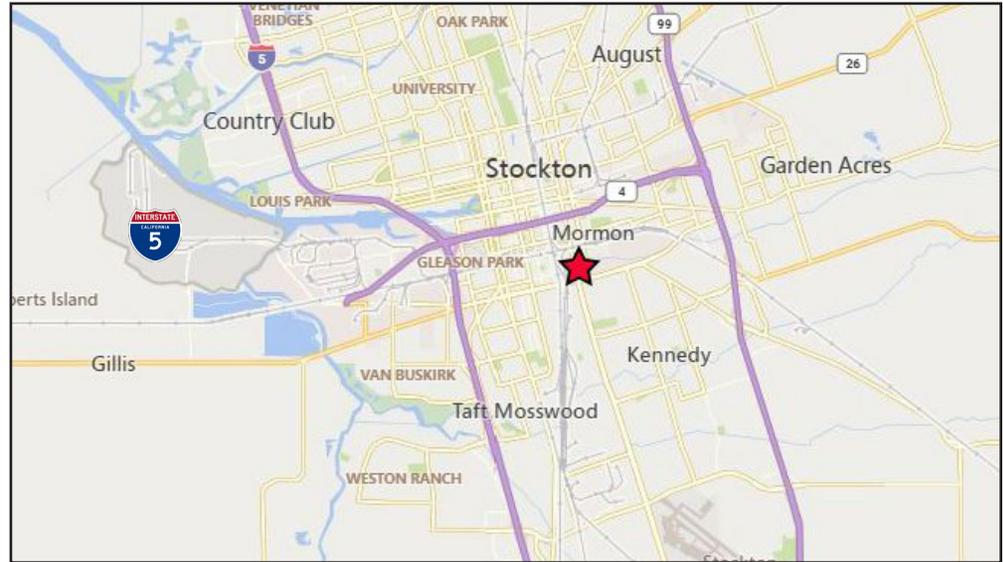


1188 S Airport Way
Stockton, CA 95205
scale 1"=40'

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.

INDUSTRIAL FACILITY W/ LARGE YARD FOR LEASE 1188 S AIRPORT WAY | STOCKTON | CA

VICINITY MAP



REGIONAL MAP

