

INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD - FOR LEASE
WAREHOUSE 1, 2A, 2B, 2C, 5
1400 WATERLOO ROAD, STOCKTON, CA 95205



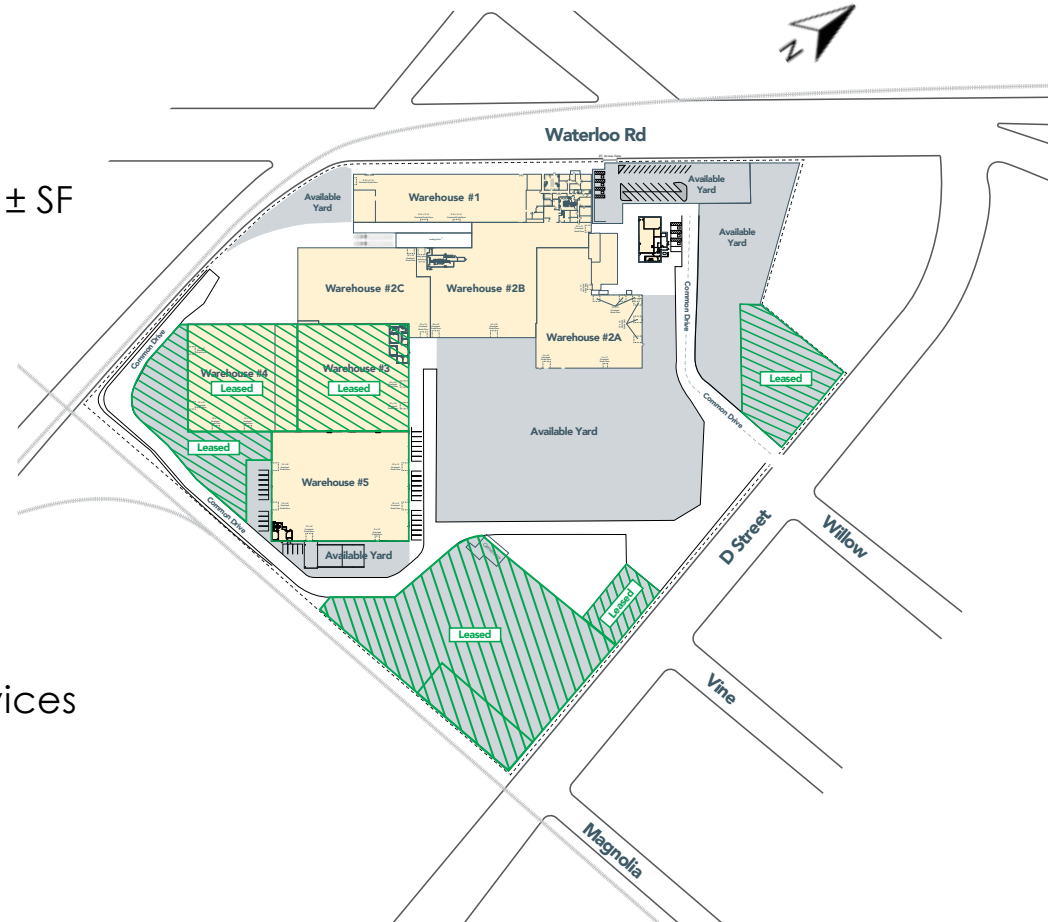
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PROPERTY OVERVIEW

Total Building SF:	292,190 ± SF
Total Available SF:	204,343 ± SF
Space Available From:	20,802 ± SF to 154,005 ± SF
Total Contiguous SF:	154,005 ± SF
Total Site Size:	21± Acres
Total Available Yard Area:	4.02 ± Acres
Zoning:	IL - City of Stockton



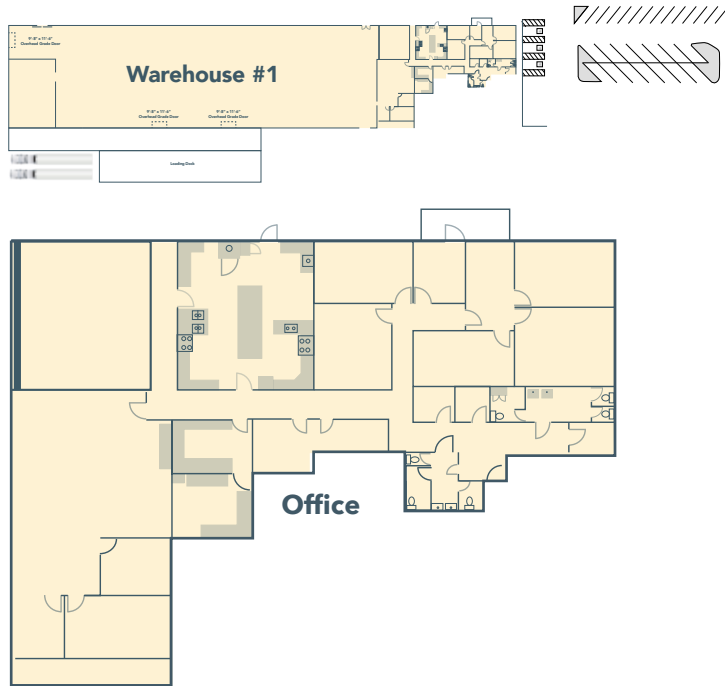
ADDITIONAL FEATURES

- Total Power - 16,000 Amps at 480 Volts
- Four (4) - 4,000 Amp, 277/480 Volt, 3 phase services
- Existing Office and Build to Suit Office
- Grade Level and Dock High Loading
- Fully Sprinklered
- New Motion Sensor LED Lighting throughout
- Additional paved/secure yard area available
- Warehouse areas can be leased individually or combined for larger SF
- Located 1.3± miles west of Hwy 99 at Waterloo Road and N. D Street

INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD - FOR LEASE WAREHOUSE 1

1400 WATERLOO ROAD, STOCKTON, CA 95205

Warehouse #1



Property Overview



Warehouse #2A, #2B, & #2C, #5 Available

**LEASE RATE: \$.30 PSF, NNN
AVAILABLE NOW**

FEATURES

- Available SF: 35,694 ± SF
- Office: 6,900 ± SF
- Grade Doors: One (1) - 9' x 13'
Two (2) - 10' x 13'
One (1) - 12' x 13'
- Dock High Doors: Two (2) external dock positions
- Clear Height: Varies (11'9" - 22'10")
- Yard: Additional Yard Space
- Sprinklered: Available Yes
- Lighting: Motion sensor LED

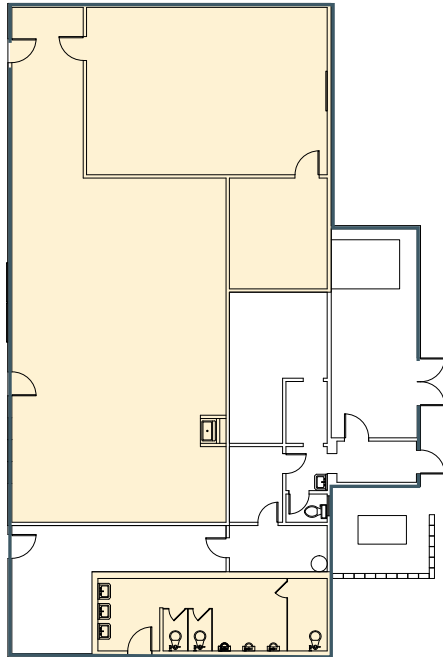
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INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD - FOR LEASE

WAREHOUSE 2A

1400 WATERLOO ROAD, STOCKTON, CA 95205

Warehouse #2A



Property Overview



Warehouse #1, #2B, & #2C, #5 Available

FEATURES

- Available SF: 37,096 ± SF
- Office: 2,577 ± SF
- Grade Doors: Two (2) - 11' x 11'
Three (3) - 12' x 12'
Three (3) - 12' x 16'
One (1) - 16' x 12'
- Dock High Doors: Possible
- Clear Height: Varies (11'9" - 22'10")
- Yard: Additional Yard Space
- Sprinklered: Available Yes
- Lighting: Motion sensor LED

LEASE RATE: \$.38 PSF, NNN
ESTIMATED DELIVERY Q2 2024

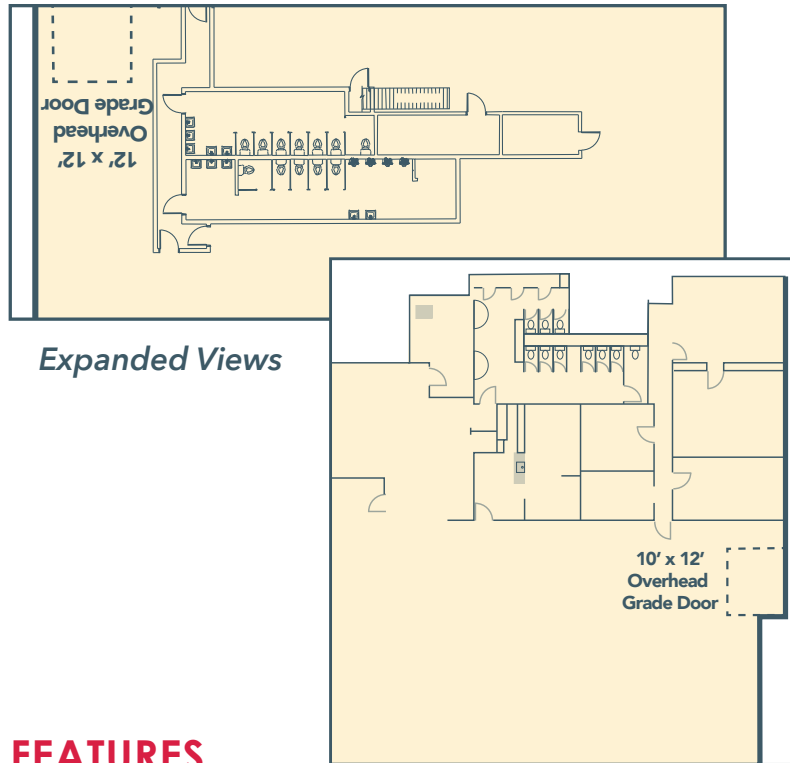
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INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD - FOR LEASE

WAREHOUSE 2B

1400 WATERLOO ROAD, STOCKTON, CA 95205

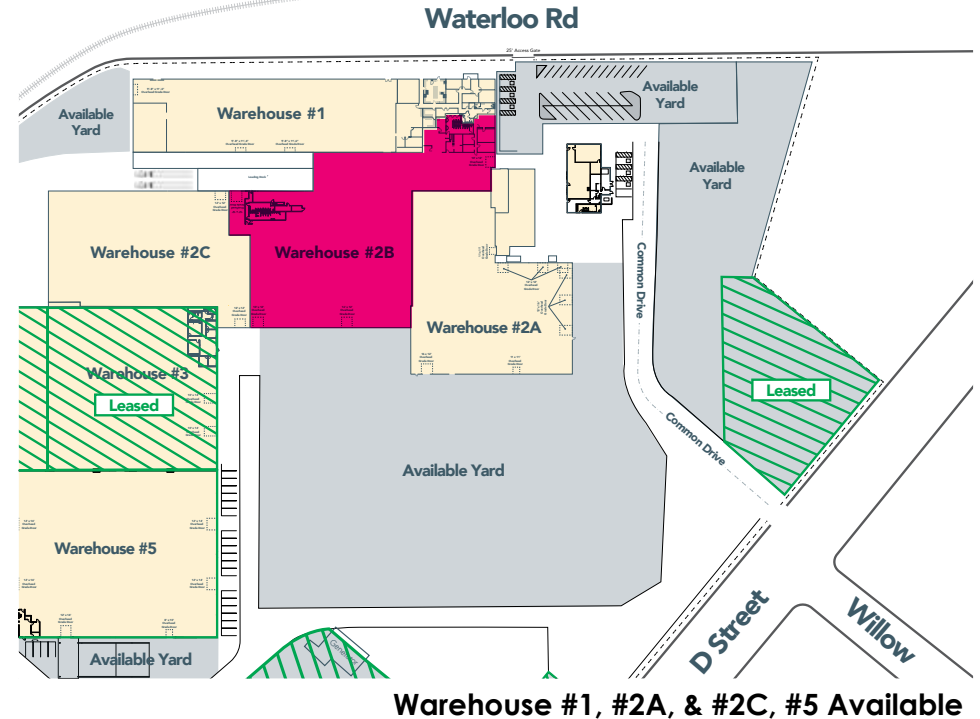
Warehouse #2B



FEATURES

- Available SF: 47,580 ± SF
- Office: 3,618 ± SF
- Grade Doors: Two (2) - 10' x 12'
One (1) - 12' x 12'
One (1) - 16' x 12'
- Dock High: Two (2) external dock positions (More Possible)
- Clear Height: Varies (12'4" - 22'6")
- Yard: Additional Yard Space Available
- Sprinklered: Yes
- Lighting: Motion sensor LED

Property Overview



Warehouse #1, #2A, & #2C, #5 Available

LEASE RATE: \$.25 PSF, NNN
ESTIMATED DELIVERY Q2 2024

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INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD - FOR LEASE

WAREHOUSE 2C

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Warehouse #2C



FEATURES

- Available SF: 33,635 ± SF
- Grade Doors: Two (2) - 12' x 12'
- Dock High Two (2) external dock positions
- Clear Height: 12' 10" - 21'
- Yard: Additional Yard Space Available
- Sprinklered: Yes
- Lighting: Motion sensor LED

Property Overview



Warehouse #1, #2A, & #2B, #5 Available

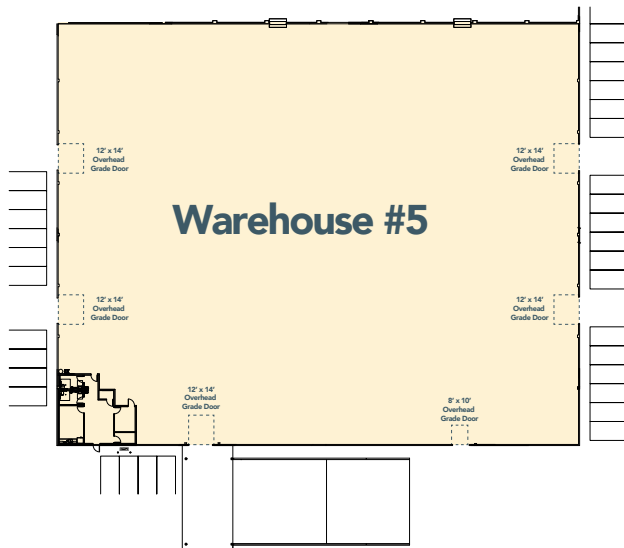
**LEASE RATE: \$.29 PSF, NNN
AVAILABLE NOW**

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INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD - FOR LEASE WAREHOUSE 5

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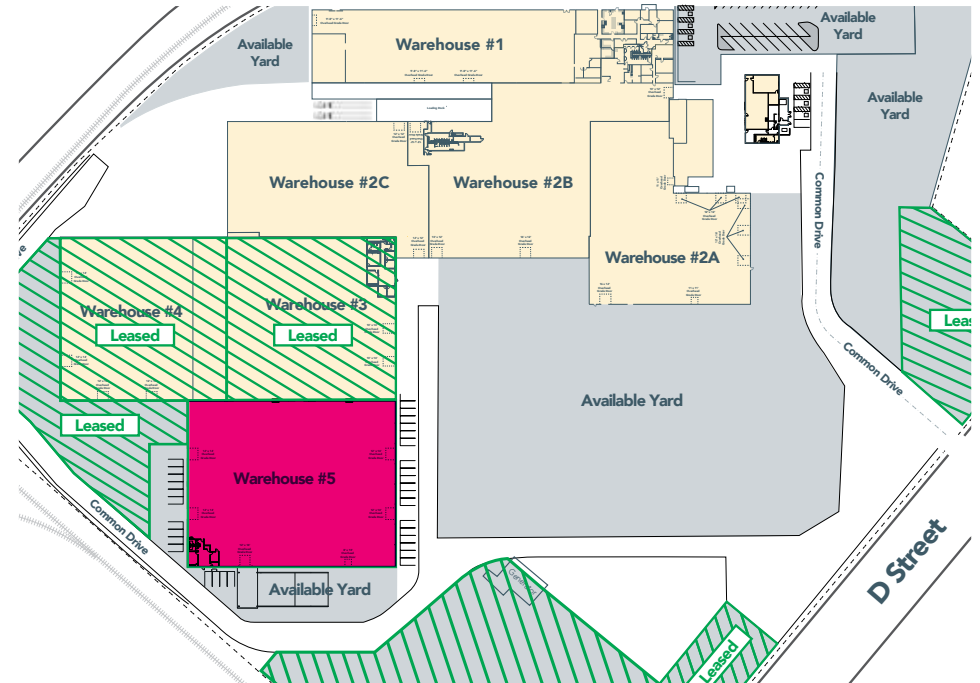
Warehouse #5



FEATURES

- Available SF: 50,338 ± SF
- Office: 1,089 ± SF
- Grade Doors Six (6) - 12' x 14"
- Clear Height: 22' 9"
- Sprinklered: Yes
- Lighting: Motion sensor LED

Property Overview



Warehouse #1, #2A, & #2B, #2C Available

**LEASE RATE: \$.55 PSF, NNN
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