



For Sale or Lease

±165,474 SF Class "A" State-of-the-Art Warehouse/Distribution Facility

834 Performance Drive

Stockton, CA 95206 | Airport Gateway Center

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Colliers

Accelerating success.

# 834 Performance Drive

Stockton, CA 95206 | Airport Gateway Center

<b>BUILDING SIZE:</b>	±165,474 SF
<b>OFFICE SF:</b>	±800 SF
<b>APN:</b>	177-450-300
<b>LOADING:</b>	34 dock-high doors (9' x 10') 4 grade level doors (12' x 14')
<b>ACRES/FAR:</b>	10.15 acres (37.4 FAR) (±2.3 acres of expansion land)
<b>BUILDING TYPE:</b>	Warehouse/Distribution
<b>CONSTRUCTION TYPE:</b>	Concrete tilt-up
<b>BUILDING CLASS:</b>	A
<b>AUTO PARKING:</b>	123 stalls - 0.74/1,000 SF
<b>CLEAR HEIGHT:</b>	±30'
<b>POWER:</b>	2,000 Amps, 277/480V, 3-Phase
<b>FIRE SUPPRESSION:</b>	ESFR
<b>TRUCK COURT:</b>	135' w/ 60' concrete apron
<b>SKYLIGHTS:</b>	±54
<b>LIGHTING:</b>	LED with motion & back up sensors (T-24)
<b>TRUCK ROUTE:</b>	STAA approved truck route
<b>ZONING:</b>	I-G, General Industrial (City of Stockton)
<b>SEWER:</b>	City of Stockton
<b>WATER:</b>	City of Stockton
<b>STORM:</b>	City of Stockton
<b>GAS &amp; ELECTRIC:</b>	PG&E

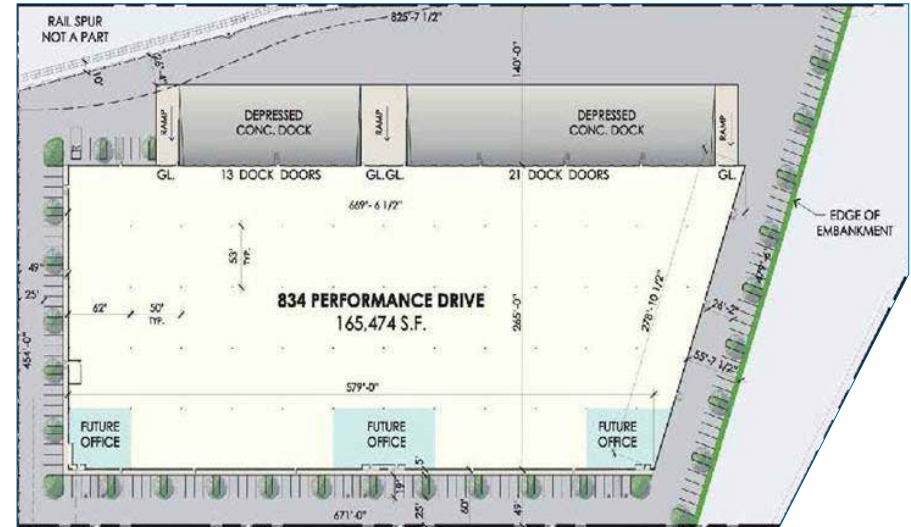
Located in a institutional quality business park.

Developed by Panattoni Development

Excellent access to via Arch Airport-Sperry Road

Close proximity to Intermodal Facilities

Located directly west of the Stockton Metropolitan Airport



LOCATION AERIAL

Colliers

# 834 Performance Drive

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+/-1.4 miles to I-5

SUBJECT PROPERTY

**SEM** STOCKTON  
METROPOLITAN AIRPORT

+/-2.5 miles to Hwy 99

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## CITIES

SACRAMENTO	53 miles
OAKLAND	72 miles
SAN JOSE	76 miles
SAN FRANCISCO	84 miles
FRESNO	120 miles
RENO	181 miles
LOS ANGELES	337 miles
LAS VEGAS	513 miles
PORTLAND	635 miles
SALT LAKE CITY	699 miles
SEATTLE	807 miles
DENVER	1,152 miles

## PORTS

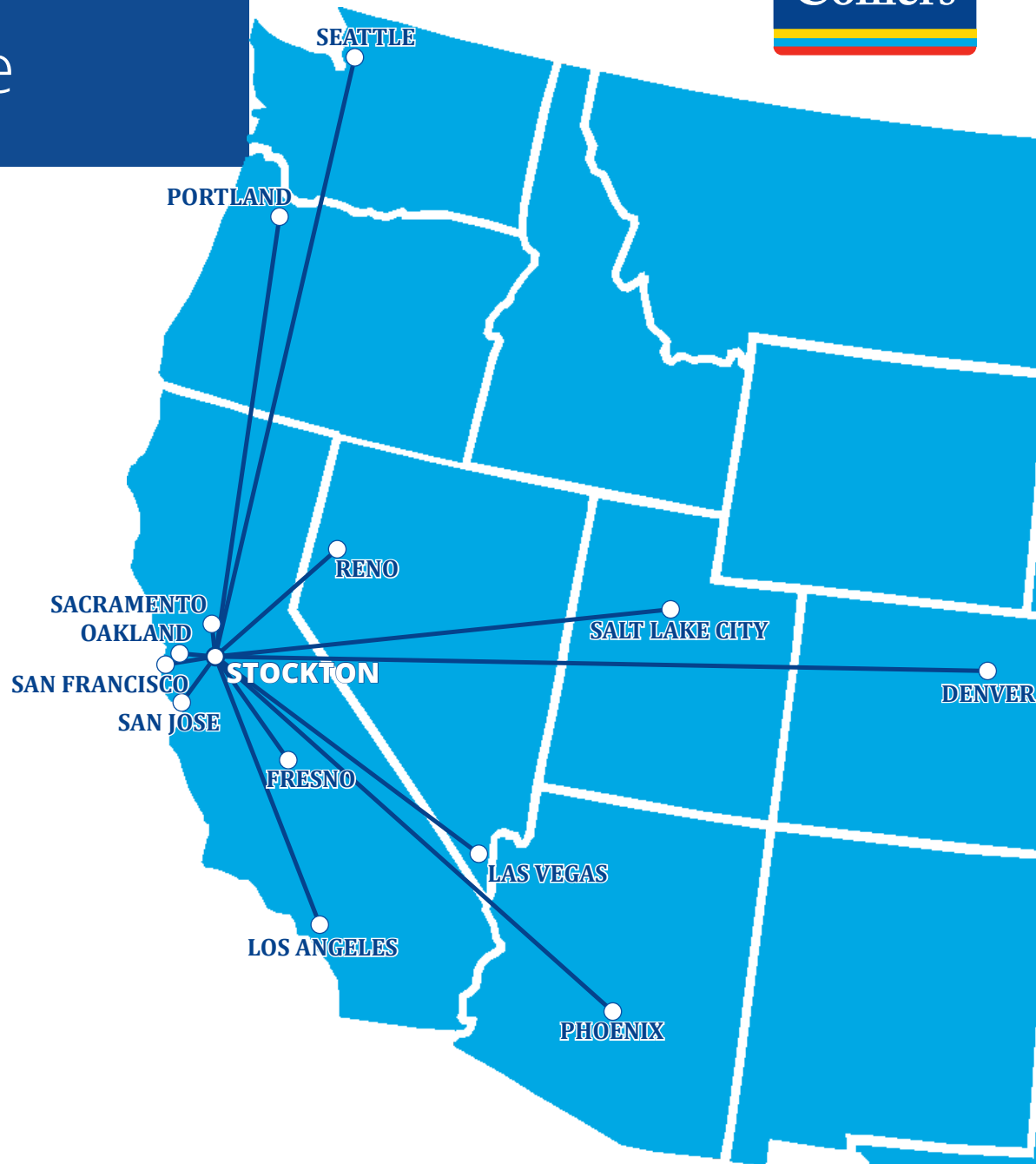
STOCKTON	10 miles
WEST SACRAMENTO	58 miles
OAKLAND	72 miles
SAN FRANCISCO	88 miles
LA/LONG BEACH	361 miles
SEATTLE	802 miles

## AIRPORTS

STOCKTON METRO	1 miles
SACRAMENTO INT'L	63 miles
OAKLAND INT'L	67 miles
SAN JOSE INT'L	72 miles
SAN FRANCISCO INT'L	85 miles

## INTERMODAL

UP (LATHROP)	4 miles
BNSF (STOCKTON)	5 miles





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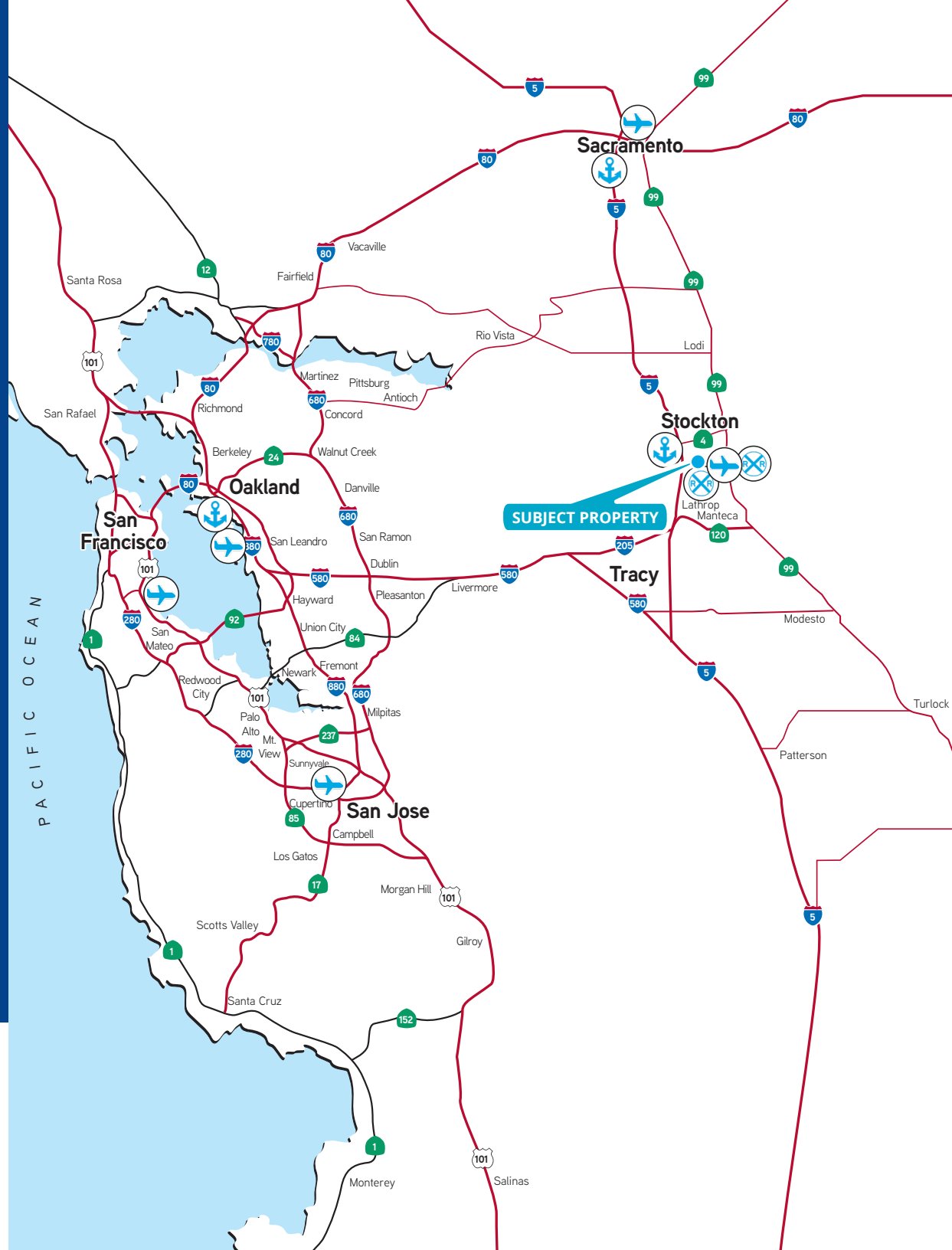
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