

±100,000 SF RAIL-SERVED DISTRIBUTION CENTER FOR SALE OR LEASE

1195 N. GERTRUDE AVENUE | STOCKTON, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**PRICE
REDUCTION!!!!!!**



SIZE	±100,000 SF
ACRES	±3.5
OFFICE	±800 SF
CLEAR HEIGHT	25' - 26'
COLUMN SPACING	50' X 75'
INDICATED POWER	600 AMPS, 277/480 Volt, 3 Phase
DOCK DOORS	4 with pit levelers
GRADE DOORS	2
RAIL DOORS	4 (2 rail sidings)
RAIL PROVIDER	ST&E / OmniTRAX
LIGHTING	LED
SKYLIGHTS	Yes
SPRINKLERS	Yes
SECURED YARD	Yes



SALE PRICE: ~~\$7,000,000~~ \$6,500,000
LEASE RATE: \$.55 PSF/NNN

Jim Martin, SIOR
BRE# 01214270
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D 209.983.4088

***200,000 SF @ 1203 Gertrude also available for sale/lease for a total of 300,000± SF**

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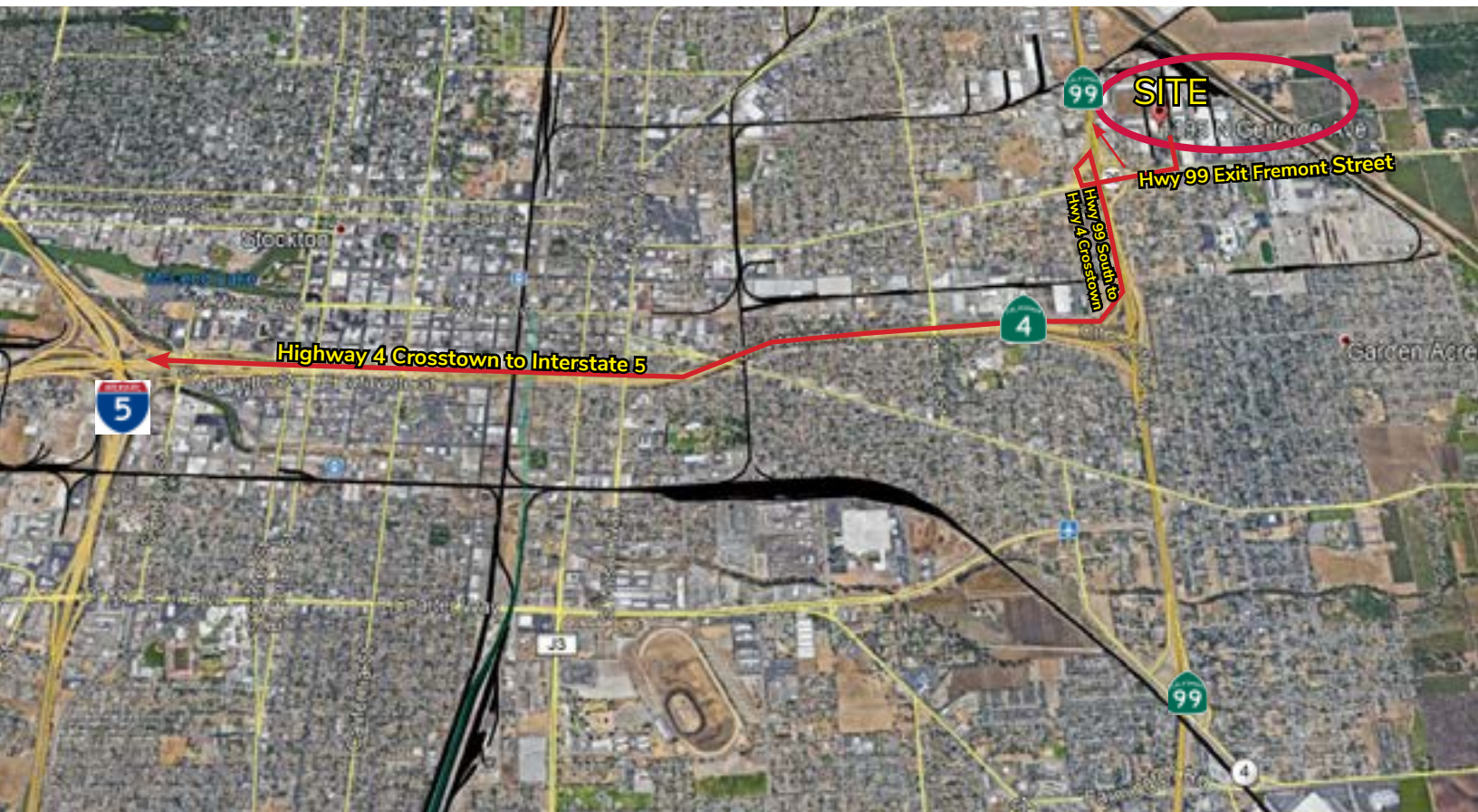
DOCK LOADING

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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.

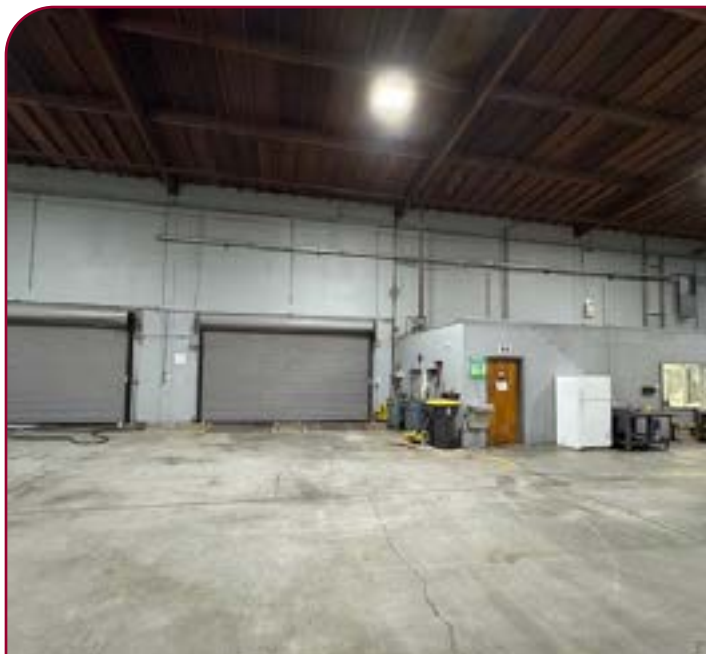
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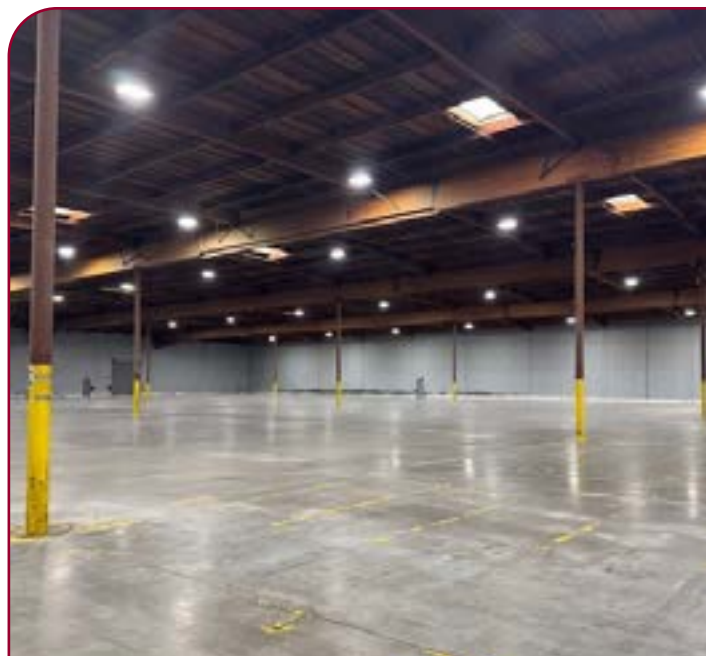
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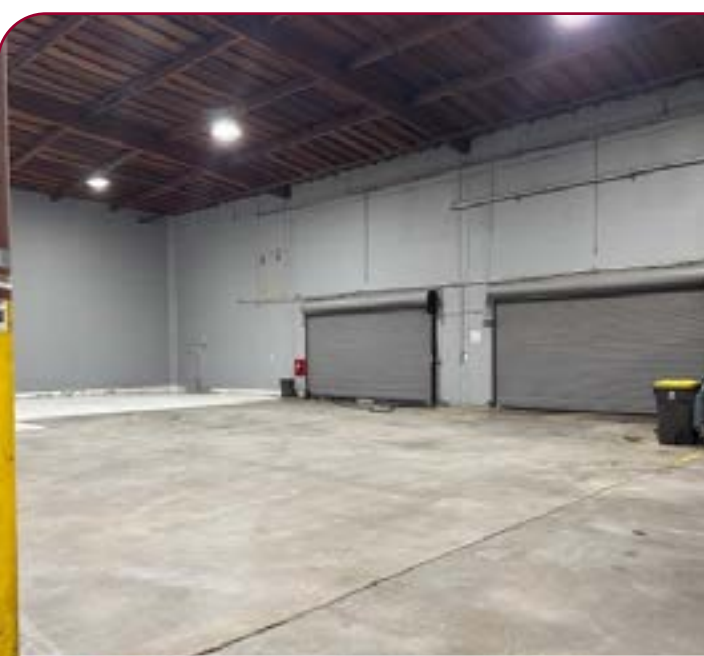
INTERIOR WAREHOUSE



OFFICE SPACE



INTERIOR WAREHOUSE



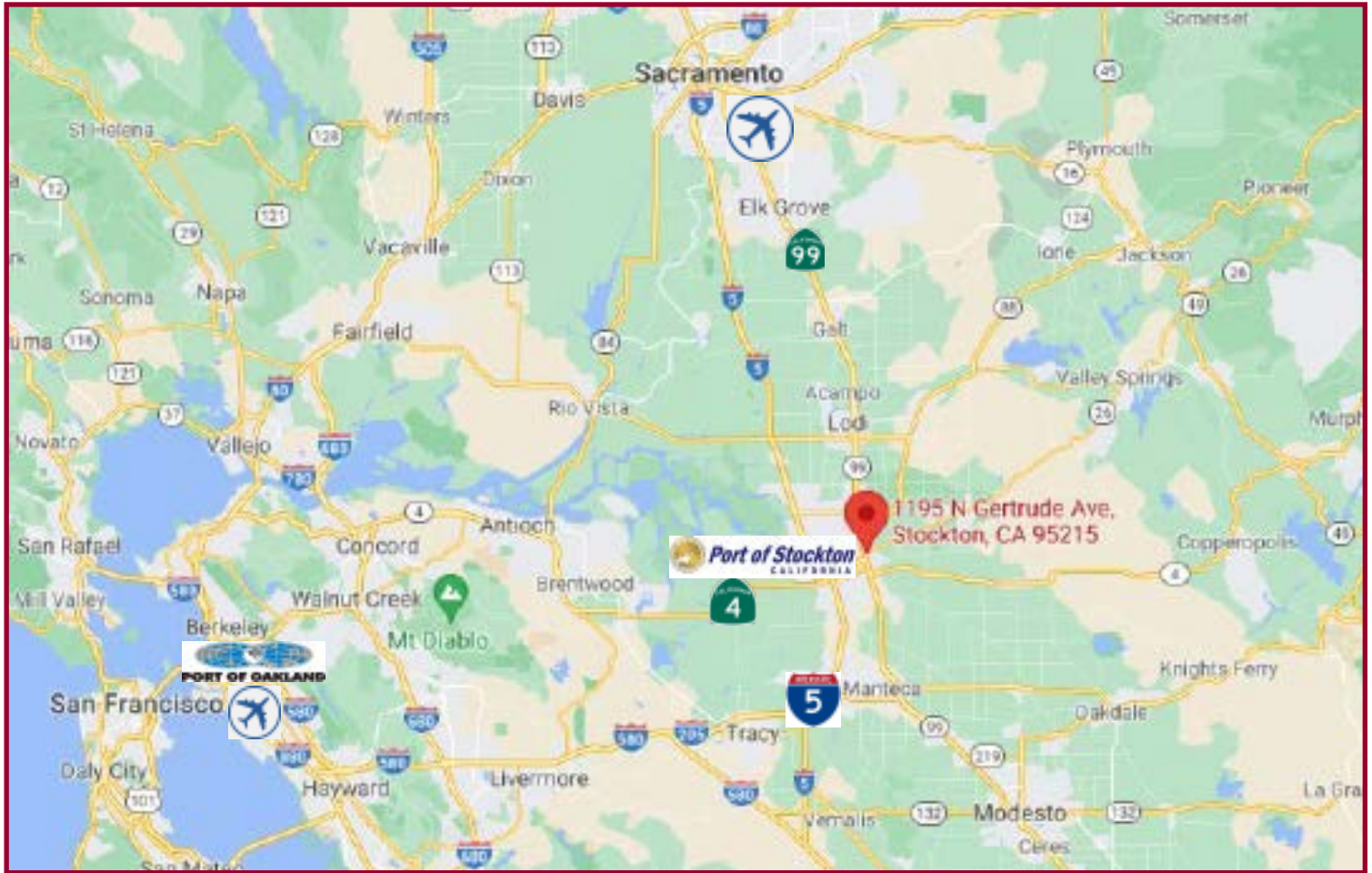
INTERIOR WAREHOUSE

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- Excellent access to HWY 99, HWY 4 and Interstate 5
- Access to HWY 99 via Fremont Street Interchange
- Port of Stockton - 12 Minutes - 7.8 Miles
- Port of Oakland - 1 Hr. 24 Minutes - 75.3 Miles
- Sacramento Airport - 1 Hr. 10 Minutes - 58 Miles
- Oakland Airport - 1 Hr. 13 Minutes - 69.8 Miles



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