

# 3,57± ACRES - ZONED INDUSTRIAL - FOR SALE

## 4832 ARCH ROAD, STOCKTON, CA 95215



### HIGHLIGHTS:

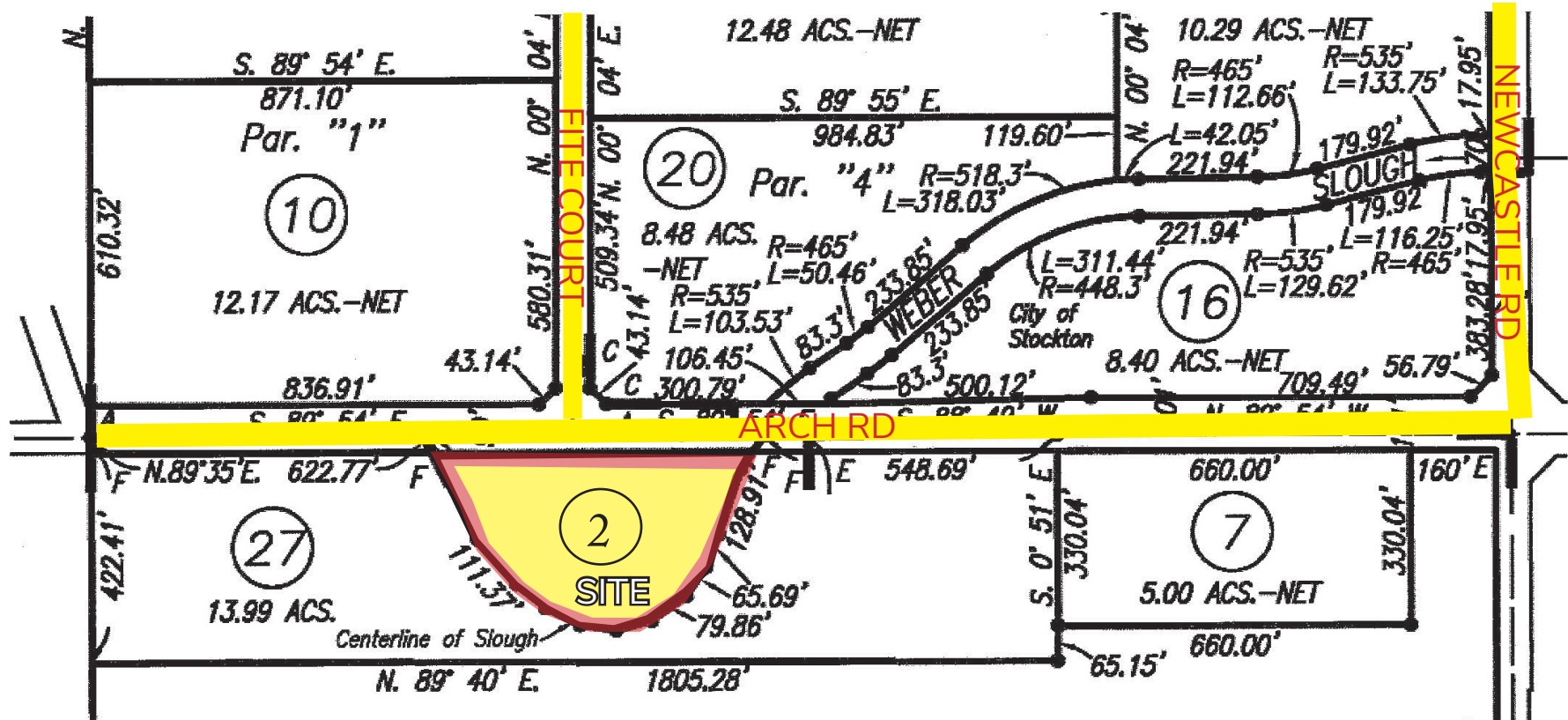
- Size: 3.57+- acres gross
- Zoning: IL (Industrial - City of Stockton)
- Municipal Utilities: In Arch Road
- Dimensions: Irregular shaped
- Improvements: Partial base rock and old house / office conversion

### PRICING: CONTACT AGENT

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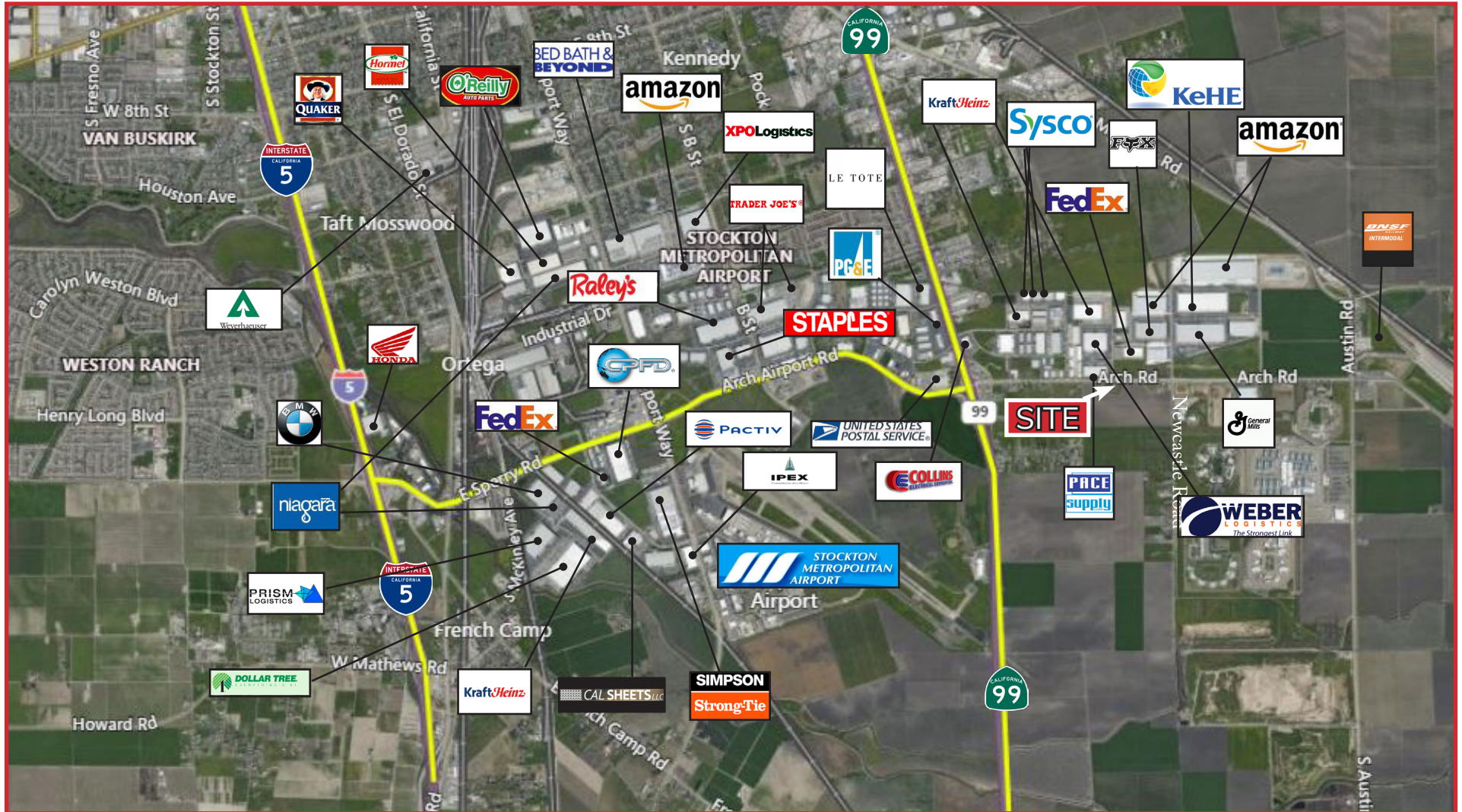


- Immediately surrounded by and adjacent to some of the world's most recognizable companies, including: Walmart (900,000± SF), Amazon (2,120,440± SF), Whirlpool (452,000± SF), Trader Joe's (770,000± SF), Niagara Water (1,250,000± SF), BMW (437,000± SF), Home Depot (195,000± SF), Target (1,400,000± SF), General Mills (735,000± SF), Dollar Tree (825,000± SF) and Costco (419,000± SF)

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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### MILEAGE TO MAJOR WEST COAST MARKETS:

#### CITIES

|                 |           |
|-----------------|-----------|
| Sacramento -    | 53 miles  |
| Oakland -       | 72 miles  |
| San Jose -      | 76 miles  |
| San Francisco - | 84 miles  |
| Fresno -        | 120 miles |
| Reno -          | 181 miles |

#### PORTS

|                           |           |
|---------------------------|-----------|
| Port of Stockton -        | 10 miles  |
| Port of West Sacramento - | 58 miles  |
| Port of Oakland -         | 72 miles  |
| Port of San Francisco -   | 88 miles  |
| Port of LA/Long Beach -   | 361 miles |
| Port of Seattle -         | 802 miles |

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