



For Sublease

±62,475 SF WAREHOUSE SPACE WITH SMALL YARD / TRAILER PARKING

Stockton Airport Business Center 4545 Qantas Lane, Unit 100

Stockton, CA 95206

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Accelerating success.

PROPERTY SPECIFICATIONS

Stockton Airport Business Center 4545 Qantas Lane, Unit 100

Stockton, CA 95206

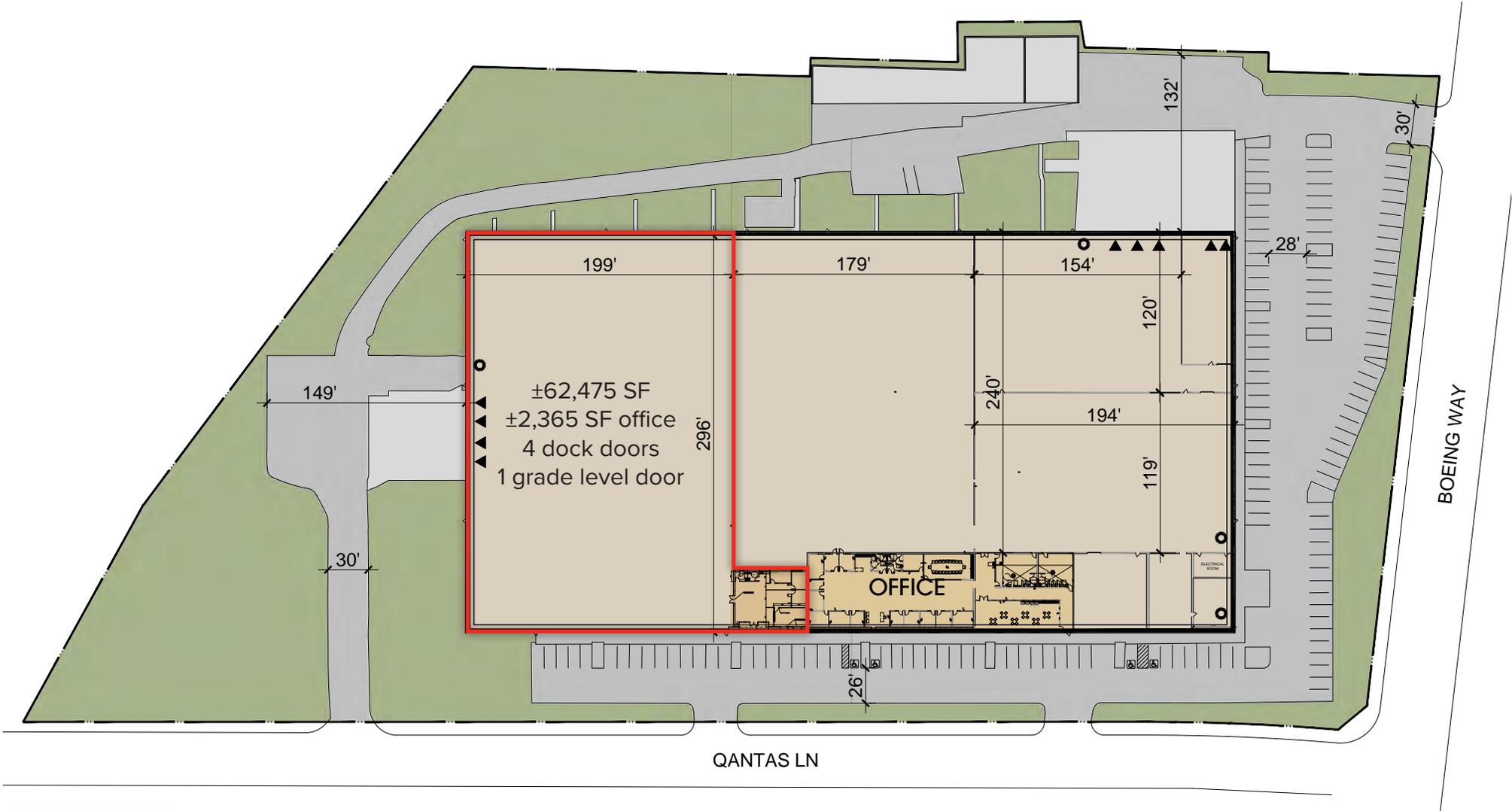
Available:	±62,475 SF (199' D x 296' W)
Office Size:	±2,365 SF including seven (7) private offices, break room, reception area, conference room and two (2) restrooms
Dock Loading:	Four (4) doors with mechanical levelers
Grade Level Loading:	One (1)
Clear Height:	21' 7" - 23' 4"
Column Spacing:	60' x 33.5'
Truck Court:	149'
Fire Suppression:	0.33 GPM / 3,000 SF
Indicated Power:	225 amps, 277/480v, 3-phase
Parking:	23 striped stalls
Yard:	Small yard, fenced & paved
Insulated:	Yes
Construction:	Concrete tilt-up
Zoning:	I-G, General Industrial (City of Stockton)
Lease Expiration Date:	4/30/2027
Sublease Rate:	\$0.45 psf, NNN



PROPERTY SITE PLAN

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DISTANCE TO MAJOR MARKETS

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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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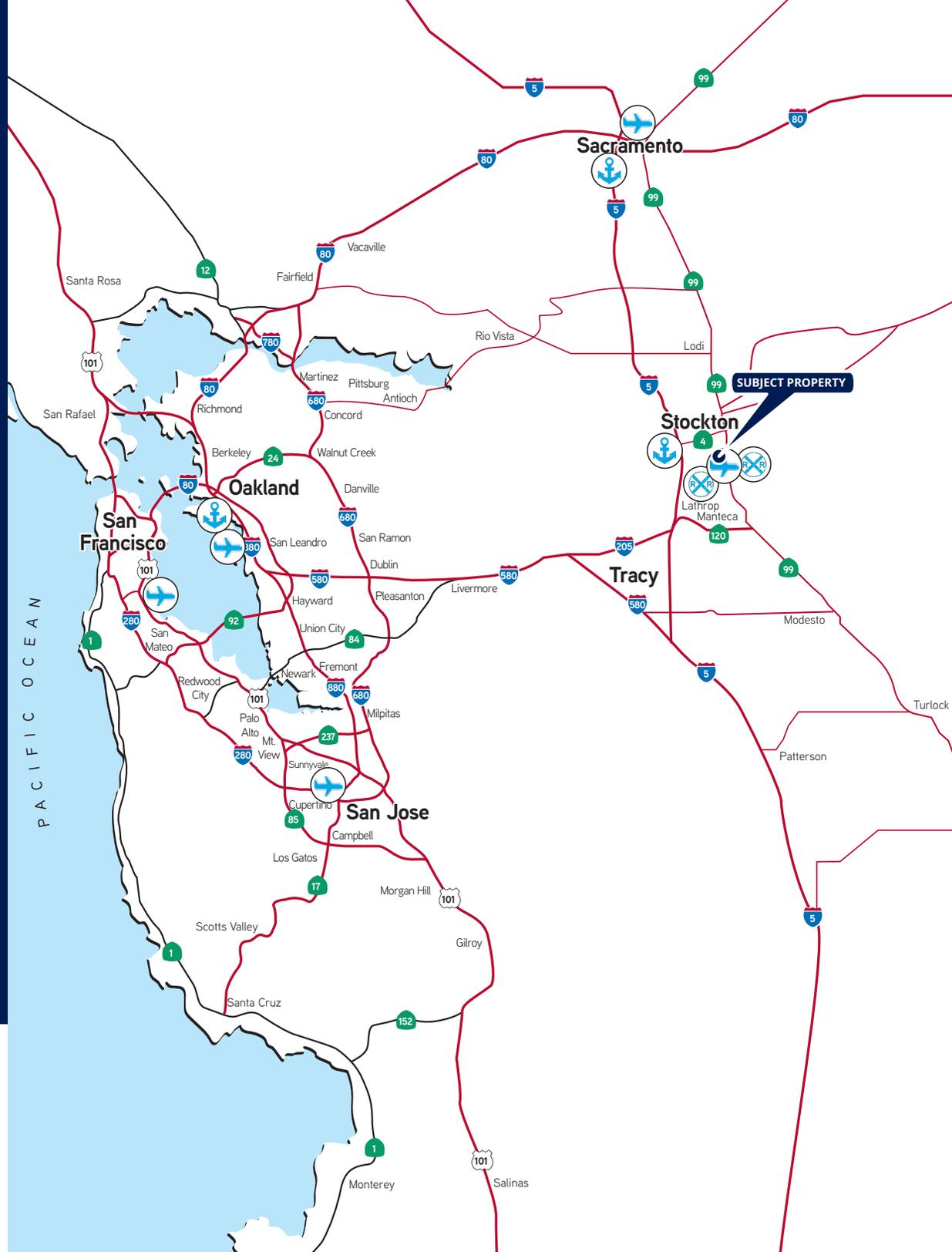
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