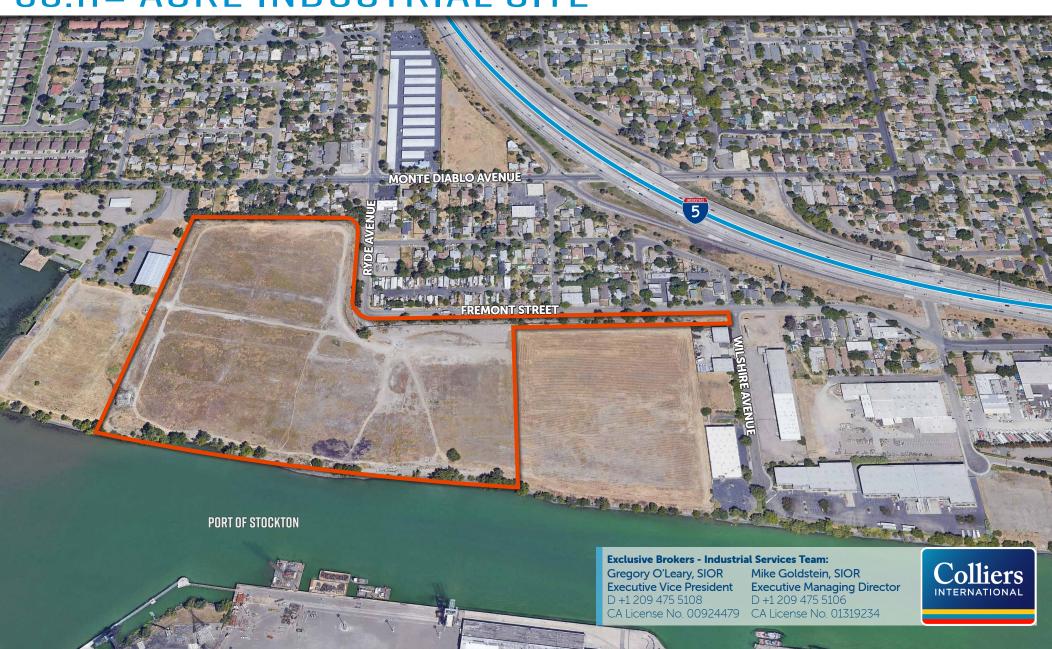
STOCKTON, CALIFORNIA



STOCKTON DEEP WATER CHANNEL

845 N. RYDE AVENUE

STOCKTON, CALIFORNIA

35.11± ACRE INDUSTRIAL SITE

Deep Water Channel

Port of Stockton

The Port of Stockton is a major inland deepwater port in Stockton, California located on the Stockton Channel and San Joaquin River before it joins the Sacramento River to empty into Suisun Bay, eighty miles inland. The port sits on about 4,200 acres, and occupies an island in the Sacramento-San Joaquin River Delta, and a portion of a neighborhood known as Boggs Tract. It is governed by a commission appointed by the City of Stockton and San Joaquin County. In 2012 it supported 4,500 jobs and made about \$4.9 million in local tax funds.

PORT SERVICES

The Port of Stockton provides the following:

- Foreign Trade Zone.
- Two (2) 140-ton mobile harbor cranes.
- Handles both large volume of bulk cargo and containerization shipments.
- Both Union Pacific and BNSF railroad lines for North America shipping. California Northern Railroad for local lines. The pot has 60 miles of rail lines shipping over 2M short tons a year.
- Serviced by: I-5, HWY 4 and HWY 99. Over 200 truck companies serve the port.
- Handles containers going in and out of Sacramento, as the Port of Sacramento is a container free port.
- The deepwater channel is approximately 35 feet deep, handling ships up to 900 feet and 60,000 tons.

PROPERTY SPECIFICATIONS:

ACRES: +35.11

ZONING: I-G. General Industrial

> I-L, Limited Industrial (City of Stockton)

WATER: California Water Service

City of Stockton **SEWER:** STORM: City of Stockton

GAS & ELECTRIC: PG&F

Located directly on the North shore of the Port of Stockton.

Excellent access to I-5 and Hwy 99 via the crosstown freeway (Highway 4).



Exclusive Brokers - Industrial Services Team: Gregory O'Leary, SIOR Mike Goldstein, SIOR

D+12094755108

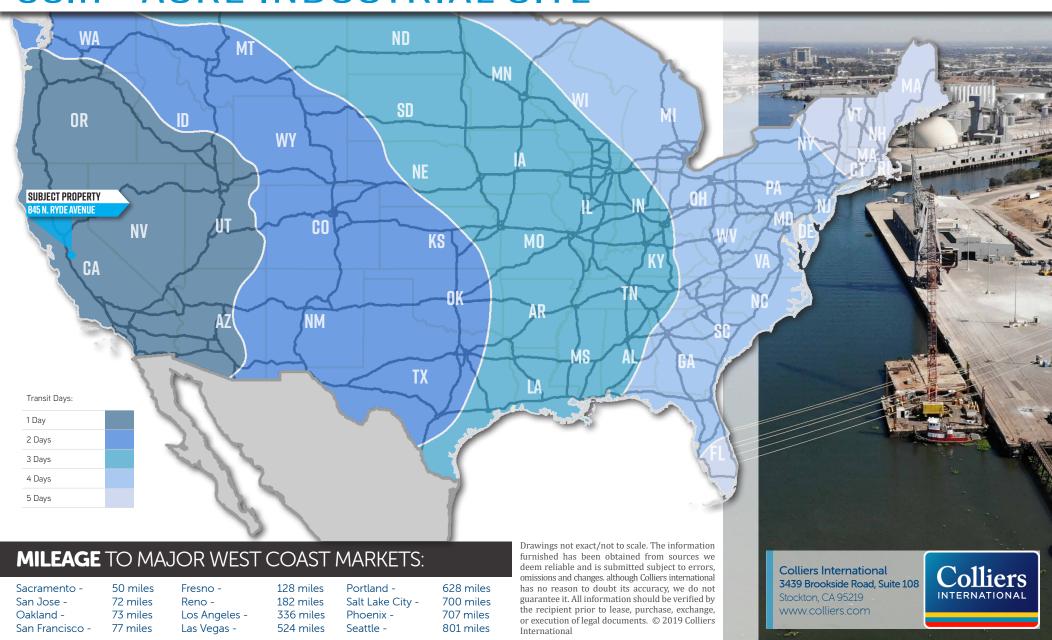
Executive Vice President Executive Managing Director D+12094755106



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