

CENTRAL INDUSTRIAL CENTER

621, 821 AND 1021 INDUSTRIAL DRIVE | STOCKTON, CA



State-of-the-Art Distribution and Manufacturing Buildings

Three Buildings Totaling ±1,090,160 SF For Lease



EXCLUSIVE LISTING AGENTS:

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CONOR
COMMERCIAL REAL ESTATE

CBRE



BUILDING SPECS:

Building Size: ±135,200 SF

Office: ±2,070 SF

Clear Height: 32'

Column Spacing: 52' x 50'

Dock Doors: 29

Ground-Level Doors: 2

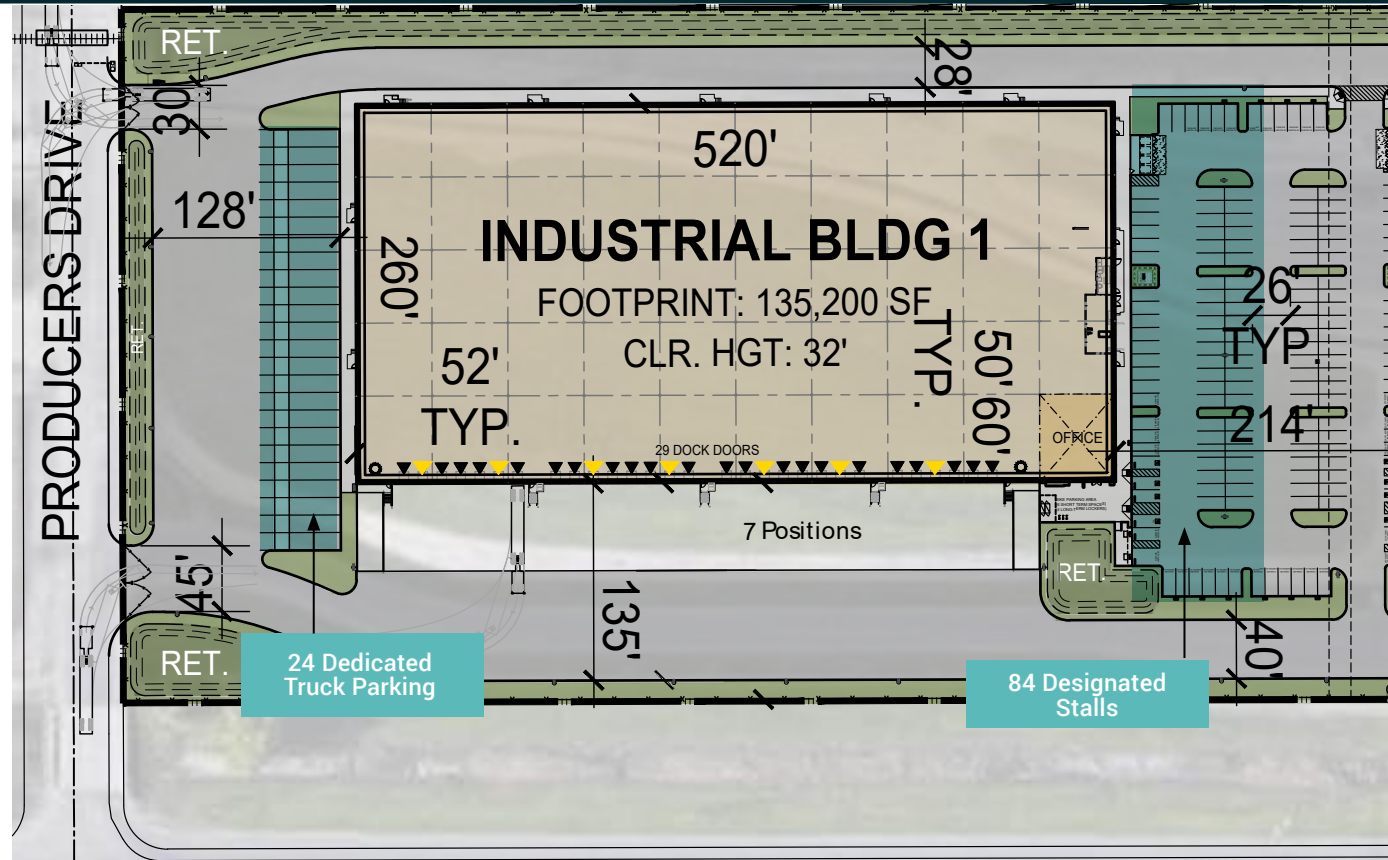
Parking Stalls: 84

Truck Stalls: 24

Truck Court: 135'

Sprinklers: ESFR

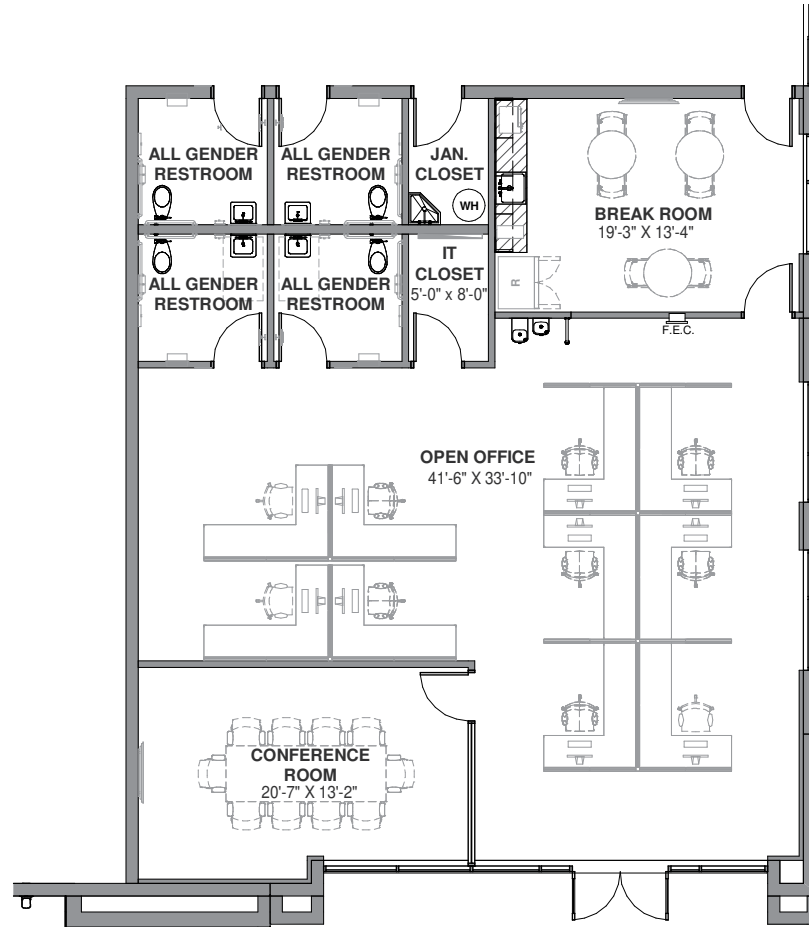
Power: 2,000 Amps



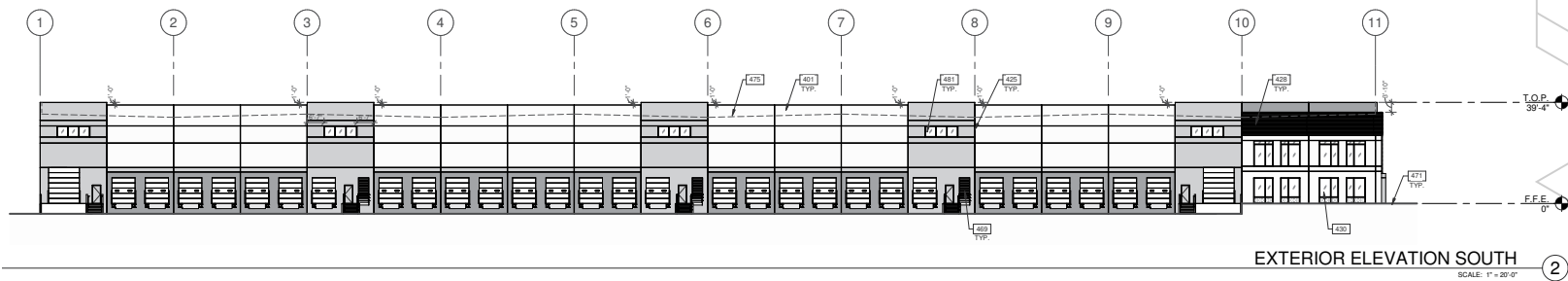
SITE PLAN



OFFICE PLAN
±2,070 SF



BUILDING 1 - ELEVATION



EXTERIOR ELEVATION SOUTH
SCALE: 1" = 20' 0"



BUILDING SPECS:

Building Size: ±121,680 SF

Office: ±2,071 SF

Clear Height: 32'

Column Spacing: 52' x 50'

Dock Doors: 25

Ground-Level Doors: 2

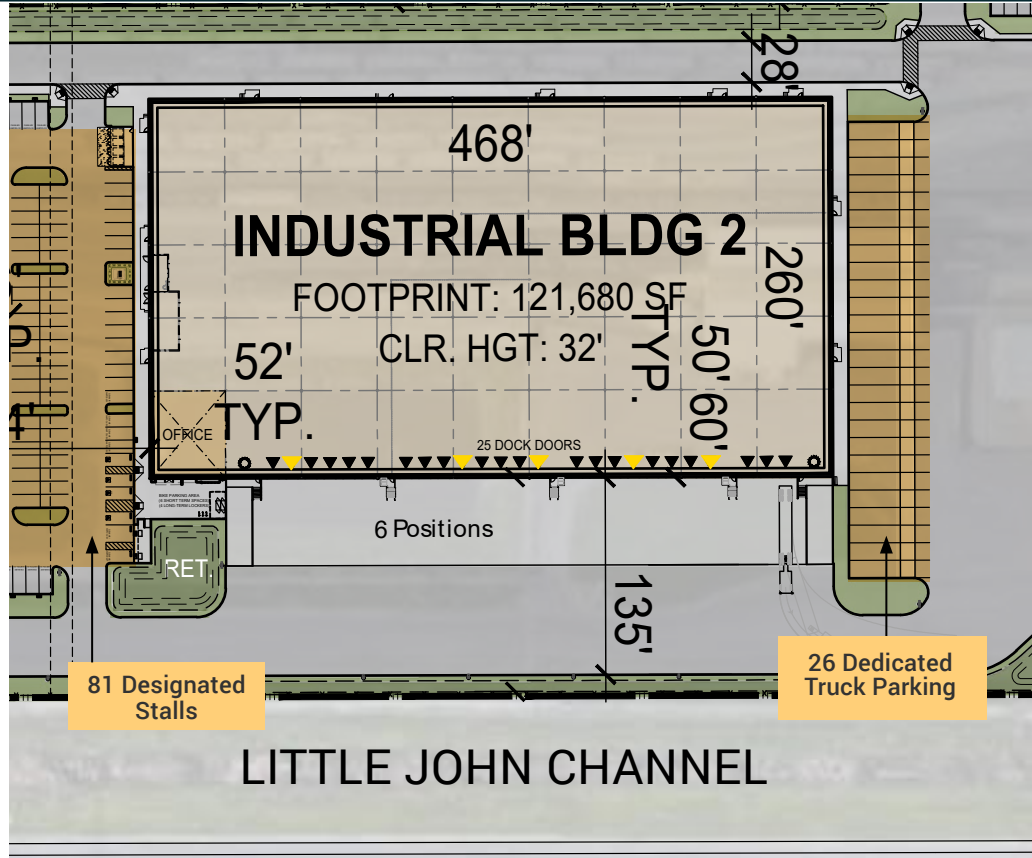
Parking Stalls: 81

Truck Stalls: 26

Truck Court: 135'

Sprinklers: ESFR

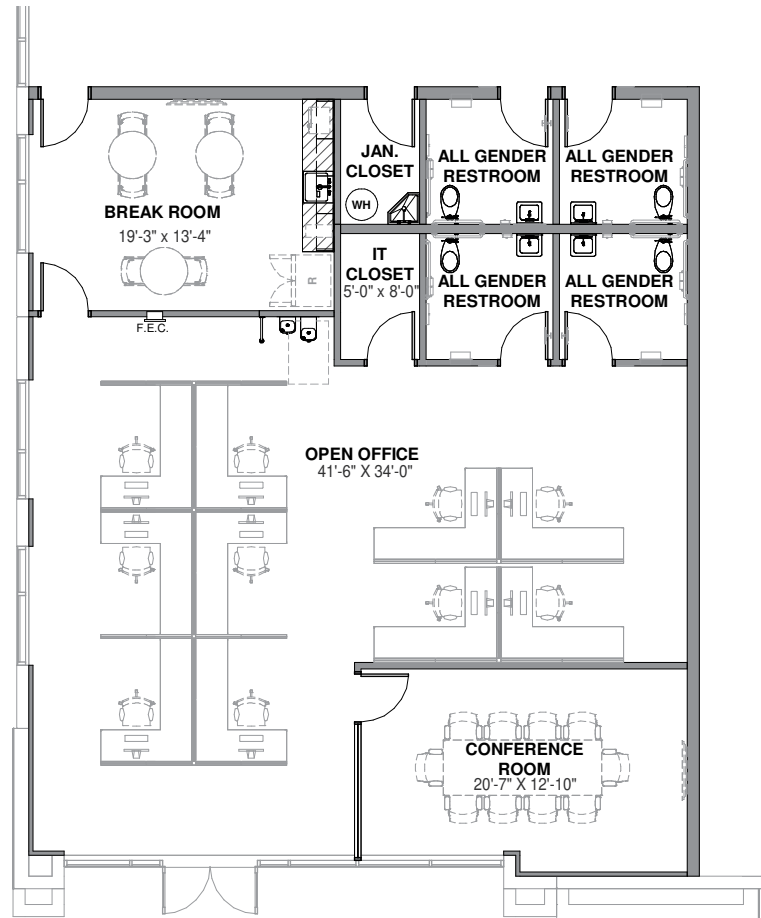
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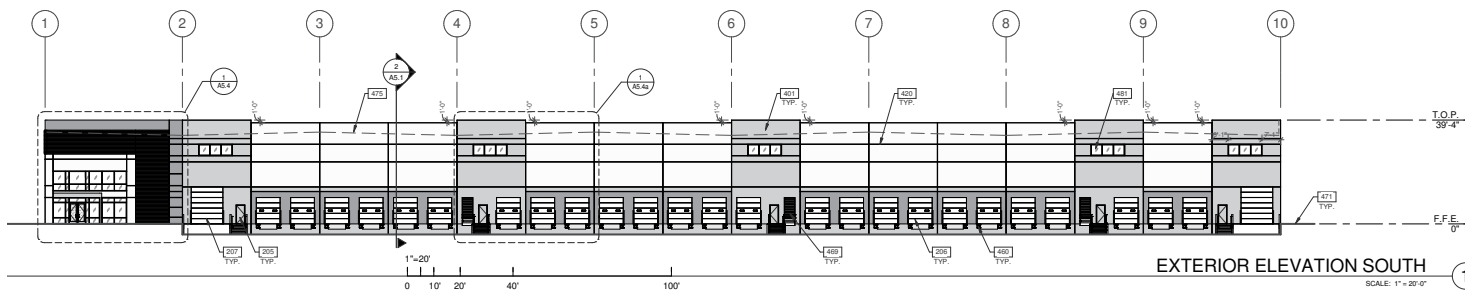
SITE PLAN



OFFICE PLAN
±2,071 SF



BUILDING 2 - ELEVATION



EXTERIOR ELEVATION SOUTH

SCALE: 1" = 20'-0"



BUILDING SPECS:

Building Size: ±833,280 SF

Office: ±4,822 SF

Clear Height: 40'

Column Spacing: 56' x 50'

Dock Doors: 134

Ground-Level Doors: 4

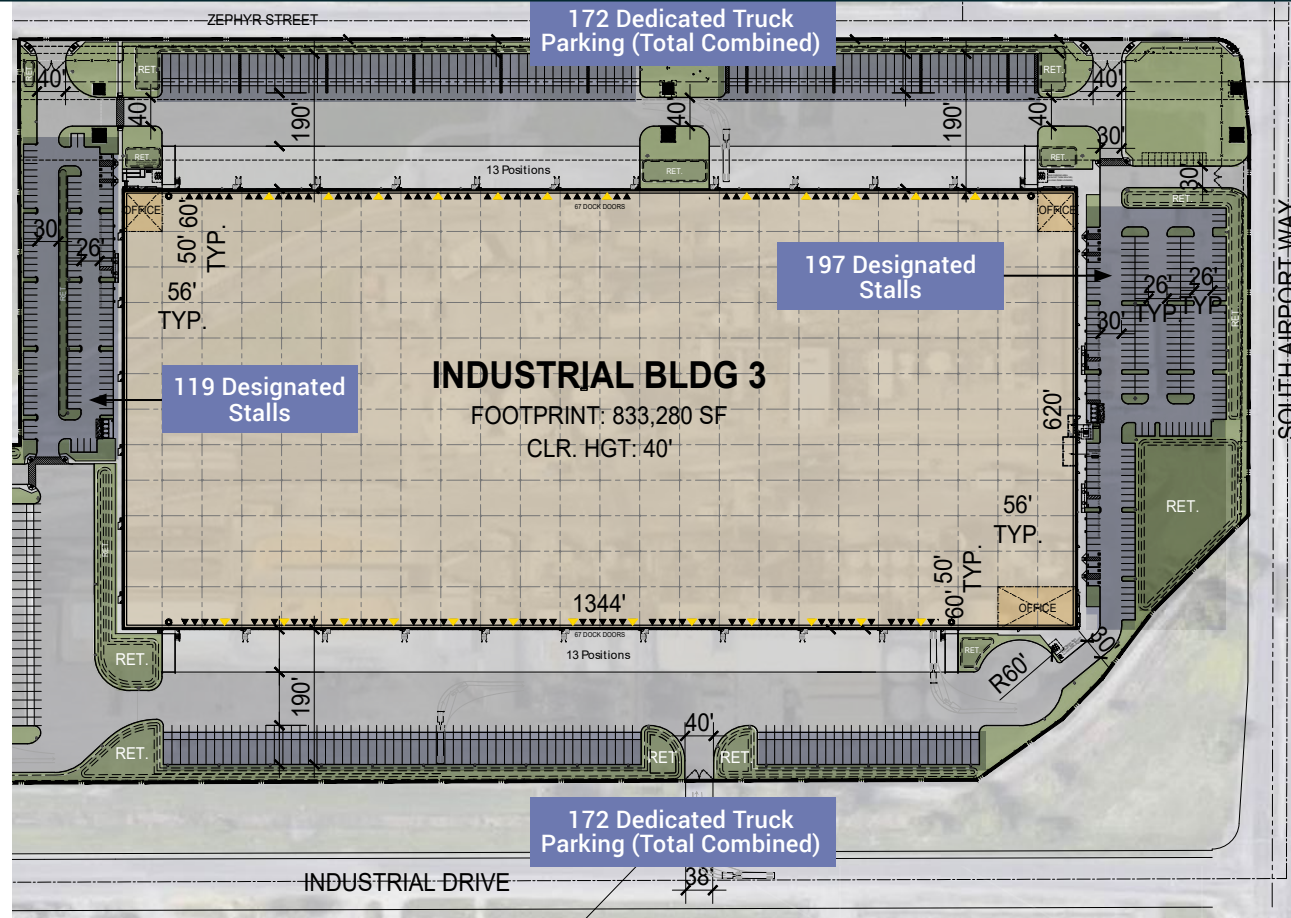
Parking Stalls: 316

Truck Stalls: 172

Truck Court: 190'

Sprinklers: ESFR

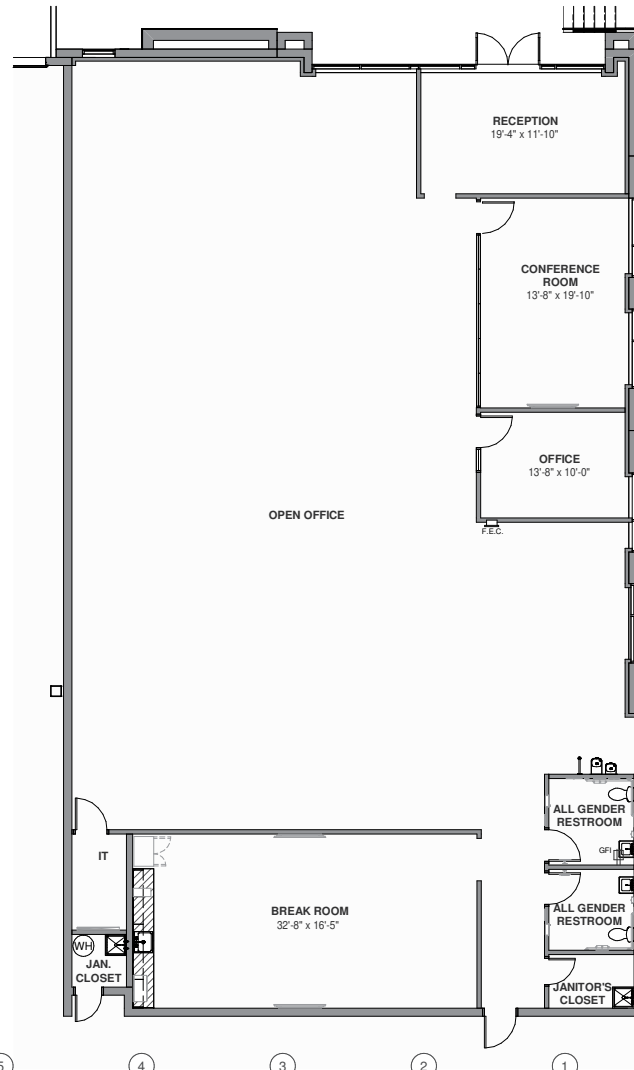
Power: 4,000 Amps



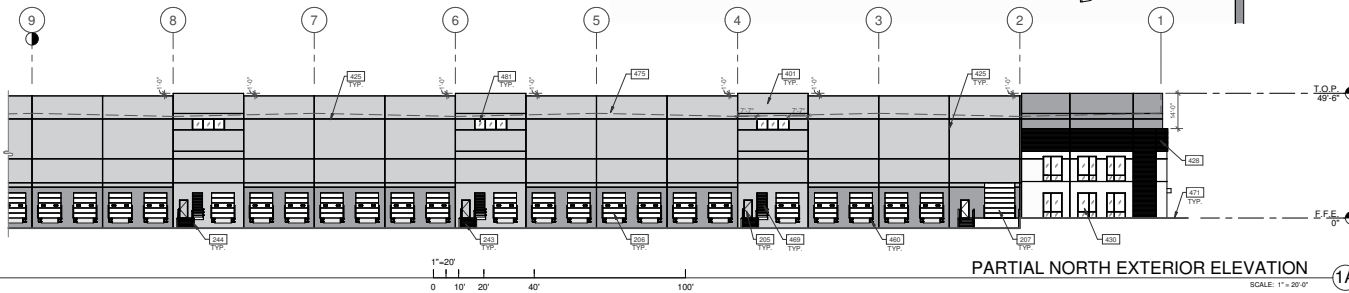
SITE PLAN

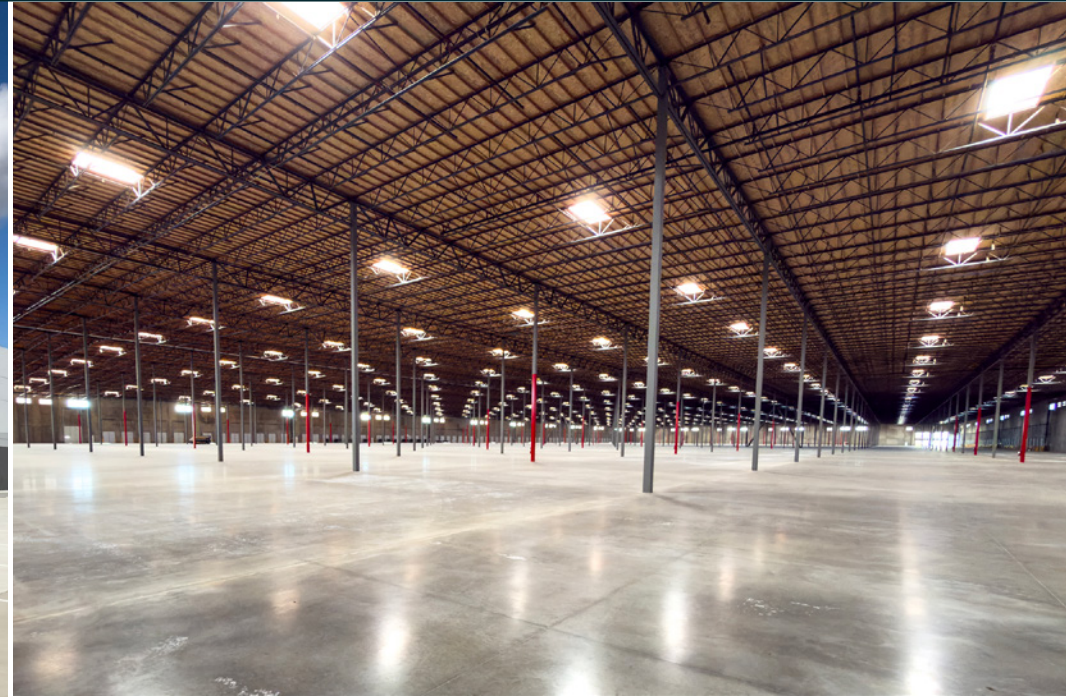


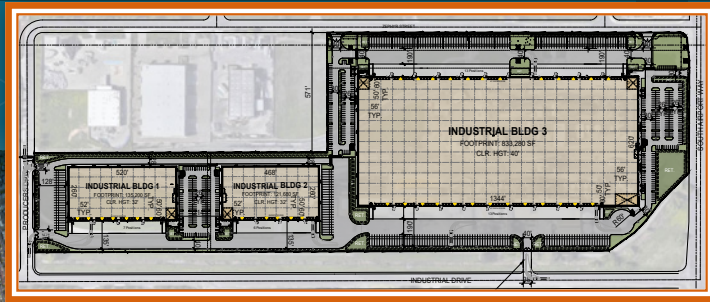
OFFICE PLAN
±4,822 SF



BUILDING 3 - ELEVATION







STOCKTON LOCATION ADVANTAGE



CENTRAL
INDUSTRIAL
CENTER

PORT OF
STOCKTON

SITE

STOCKTON
METROPOLITAN
AIRPORT

On/Off Ramp

99

On/Off Ramp

5

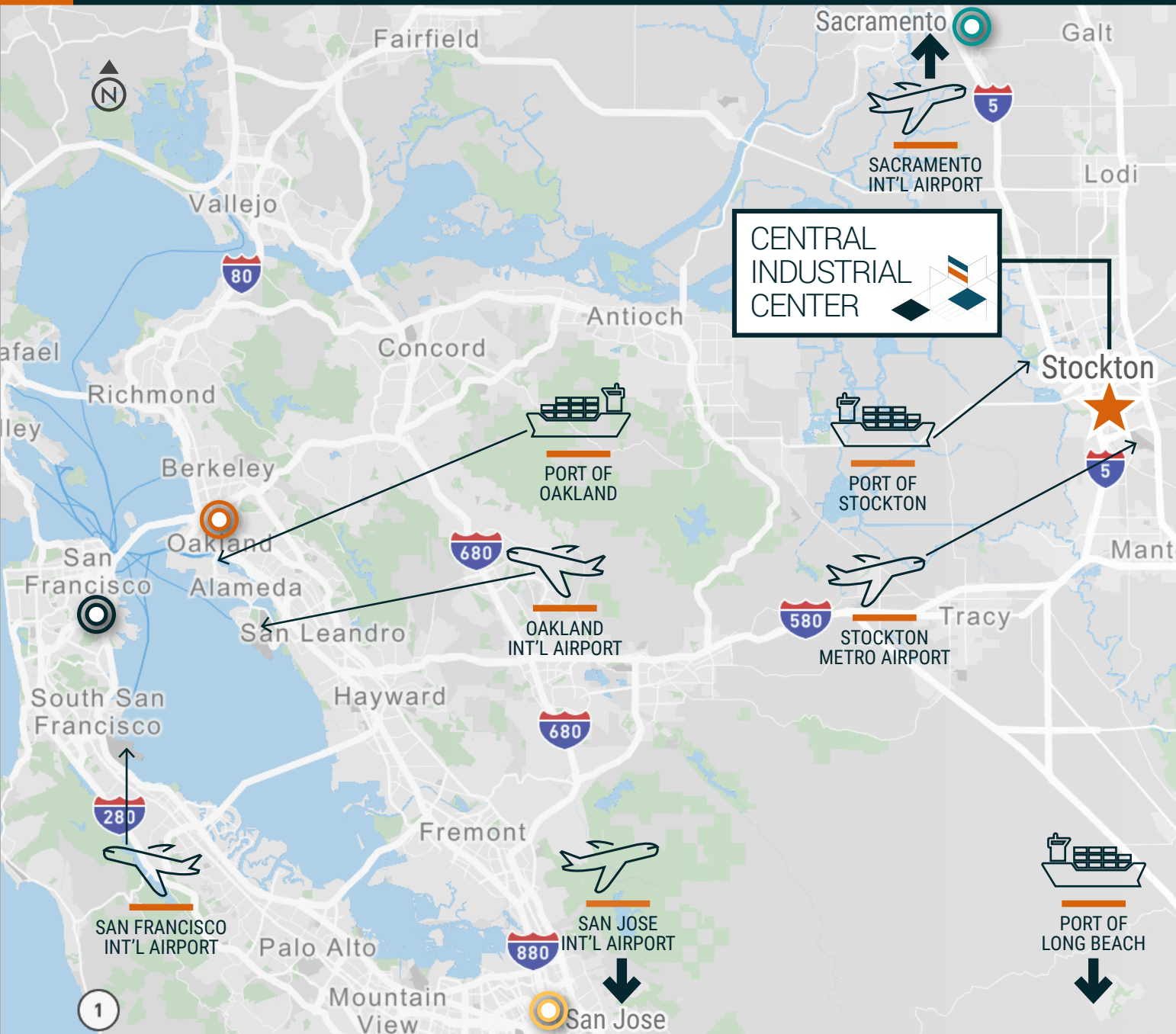
UNION
PACIFIC

BNSF
RAILWAY



Regional Market Access

CENTRAL INDUSTRIAL CENTER



Distance From Site

- 12 PORT OF STOCKTON | 7.1 MILES
- PORT OF OAKLAND | 68.4 MILES
- PORT OF LONG BEACH | 360 MILES
- STOCKTON AIRPORT | 2.0 MILES
- SACRAMENTO AIRPORT | 65.2 MILES
- OAKLAND AIRPORT | 62.7 MILES
- SAN JOSE AIRPORT | 69.3 MILES
- SAN FRANCISCO AIRPORT | 78.2 MILES
- BNSF INTERMODAL | 5 MILES
- UNION PACIFIC INTERMODAL | 5 MILES

- SACRAMENTO | 54 MILES
- OAKLAND | 69 MILES
- SAN FRANCISCO | 81 MILES
- SAN JOSE | 79 MILES
- FRESNO | 121 MILES
- LOS ANGELES | 337 MILES

to Los Angeles Fresno

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