

# OMP



FOR LEASE



## OMP Duck Creek Commerce Park

2228 S. Sinclair Avenue, Bldg 2 | Stockton, CA

<b>BUILDING SIZE:</b>	±197,876 SF
<b>DIVISIBLE TO:</b>	±29,750 - 133,532 SF
<b>LOT SIZE:</b>	±10.22 Acres (445,183 SF)
<b>ZONING:</b>	General Industrial (I-G Zoning)
<b>CLEAR HEIGHT:</b>	±32'
<b>SPEC OFFICE:</b>	±2,500 SF (Suite 100) ±2,145 SF (Suite 400)
<b>AUTO PARKING:</b>	183 Stalls
<b>DOCK DOORS:</b>	21 Doors
<b>GRADE LEVEL DOORS:</b>	4 Doors
<b>POWER:</b>	4,000 Amp UPS with 400 Amp Tenant Panels, 277/480V, 3-Phase
<b>SPRINKLERS:</b>	ESFR
<b>DIMENSIONS:</b>	±210' D x 888' W
<b>COLUMN SPACING:</b>	±50' x 52' with 60' Speed Bay



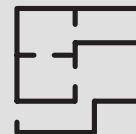
### LOCATION

±0.65 miles  
from HWY 99



### LIGHTING

LED Warehouse  
Lighting



### YEAR BUILT

2023



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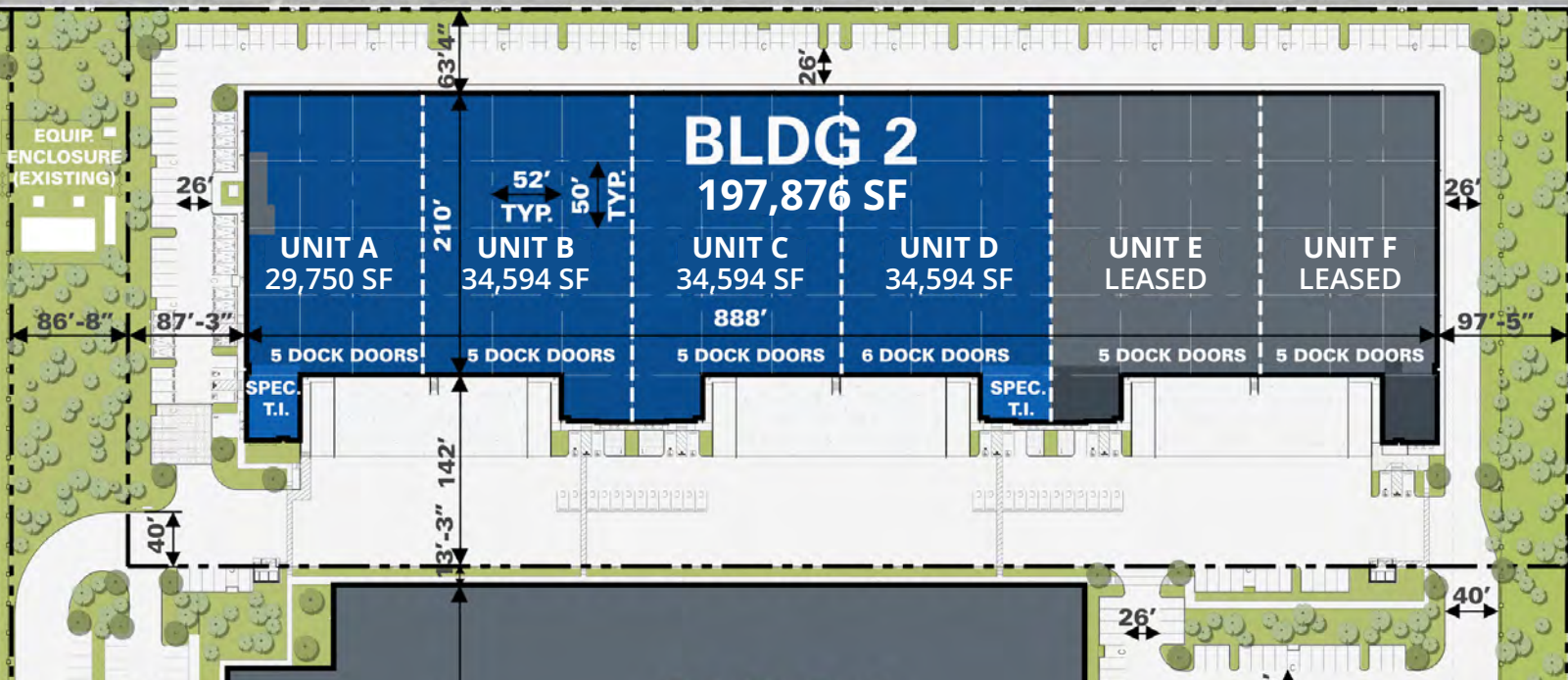


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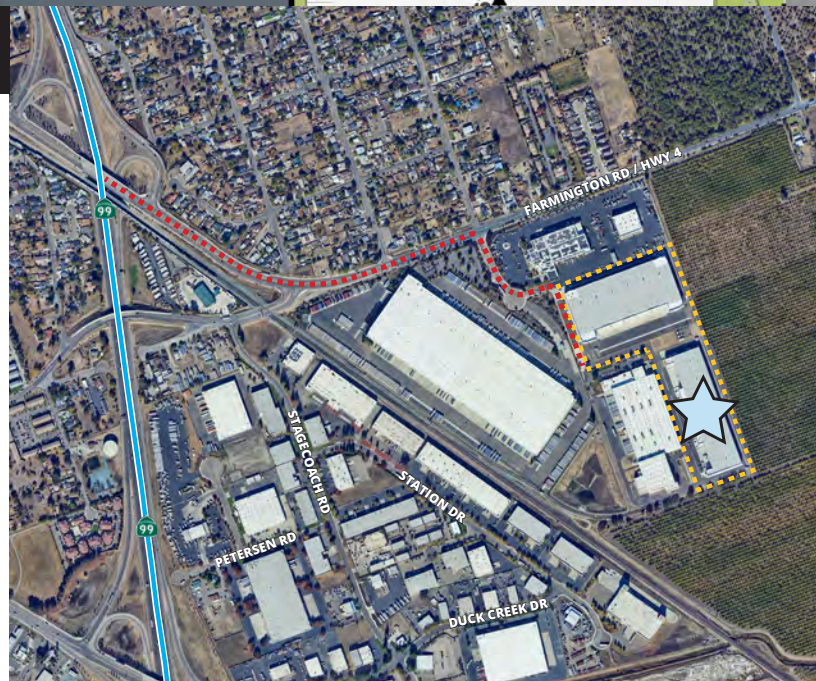






## Location Details

- Located on Farmington Road / Highway 4, offering ease of access to major arterials Highway 99 & Interstate 5 providing superior access to the entire West Coast
- Excellent proximity to major distribution & logistics channels including Stockton Metro Airport (7 miles), the Port of Stockton (9 miles), BNSF (4 miles) & UP (11 miles) Intermodal Facilities
- Construction Timeline
  - May 2022 - Pad Poured
  - July 2022 - Walls Tilted
  - August 2022 - Roof Erected
  - October 2022 - Substantial Completion



## CONTACT INFORMATION:

**MIKE GOLDSTEIN, SIOR**  
 Vice Chair - Executive Managing Director  
 Lic. 01319234  
 +1 209 475 5106  
 michael.goldstein@colliers.com

**WES WIDMER, SIOR**  
 Executive Vice President  
 Lic. 01315686  
 +1 209 475 5109  
 wes.widmer@colliers.com

**RYAN MCSHANE, SIOR**  
 Vice Chair  
 Lic. 01295796  
 +1 209 475 5105  
 ryan.mcshane@colliers.com

**ALEX HOECK, SIOR**  
 Executive Vice President  
 Lic. 01943853  
 +1 209 475 5107  
 alex.hoeck@colliers.com

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