



For Lease

±62,400 SF Distribution / Manufacturing Building on ±3.98 Acres

1444 Tillie Lewis Drive
Stockton, CA 95206

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PROPERTY SPECIFICATIONS

1444 Tillie Lewis Drive

Stockton, CA 95206

BUILDING SIZE:	±62,400 SF
OFFICE SIZE:	±2,000 SF
ACRES:	±3.98
DOCK HIGH DOORS:	Thirteen (13)
GRADE LEVEL DOORS:	One (1) drive-in ramp
RAIL DOORS:	Two (2) with rail potential
CLEAR HEIGHT:	±16' in larger portion of building ±21' in smaller portion of building
COLUMN SPACING:	60' x 24' in larger portion of building 39' x 24' in smaller portion of building
INDICATED POWER:	2,000 amps, 277/480V, 3-phase
FIRE SPRINKLERS:	0.21 gpm / 2,040 SF
WAREHOUSE LIGHTING:	Metal halide
CRANE:	One (1) 2-ton rolling bridge crane spanning 24' wide by 116' long
SKYLIGHTS:	Yes
YARD:	Consists of concrete, asphalt and compacted gravel
PARKING:	Ample trailer & employee parking
CONSTRUCTION:	Steel frame metal & Concrete tilt-up
WATER:	City of Stockton
SEWER:	City of Stockton
STORM:	City of Stockton
POWER:	PG&E
ZONING:	I-G, General Industrial (City of Stockton)
LEASE RATE:	\$0.72 PSF, NNN

- TWO (2) ELECTRIC GATE ENTRANCES.
- NEWLY IMPROVED OFFICE AND COMPACTED GRAVELED AND FENCED YARD.



PROPERTY LOCATION

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1444 Tillie Lewis Drive

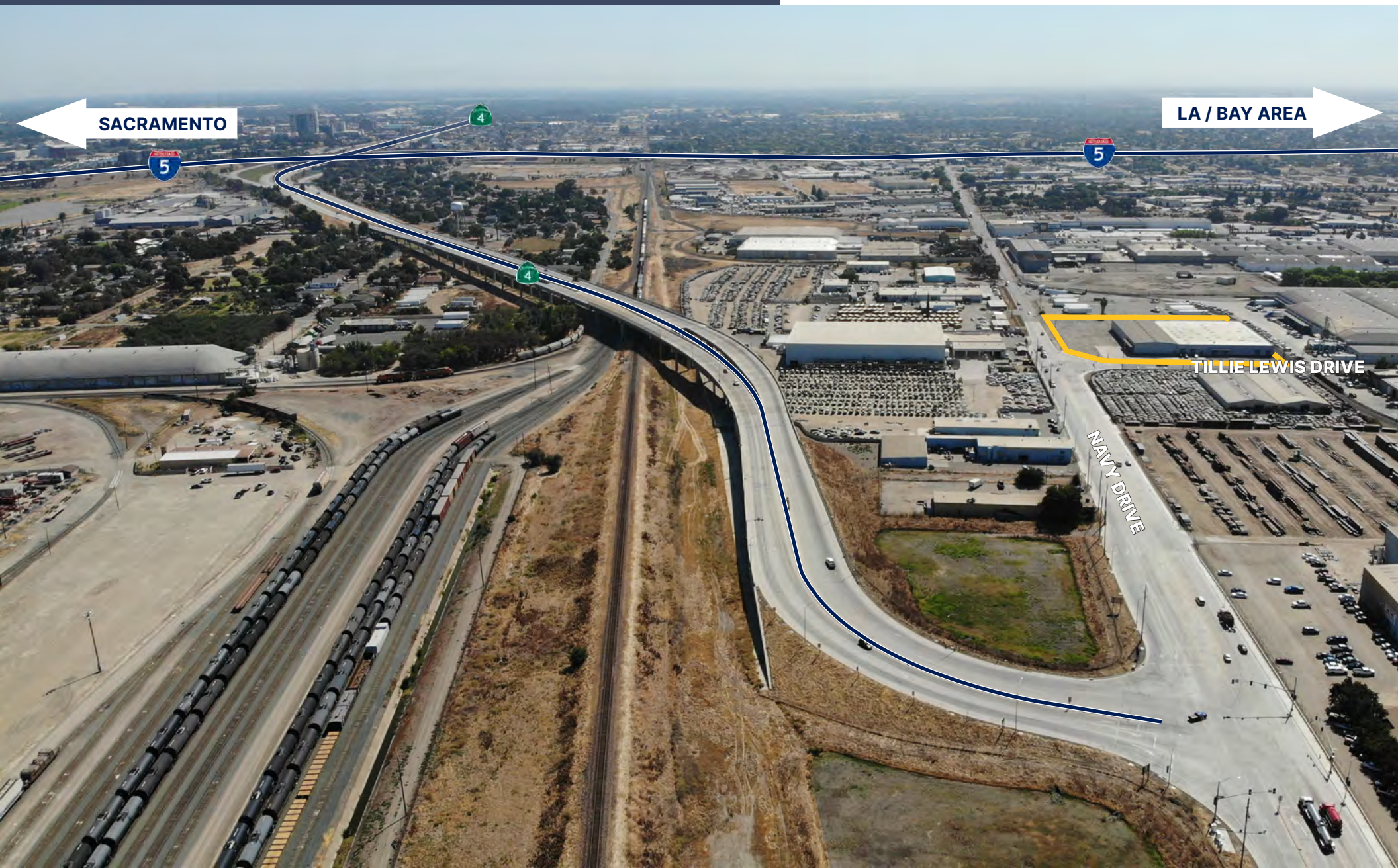
Stockton, CA 95206

SACRAMENTO

LA / BAY AREA

TILLIE LEWIS DRIVE

NAVY DRIVE

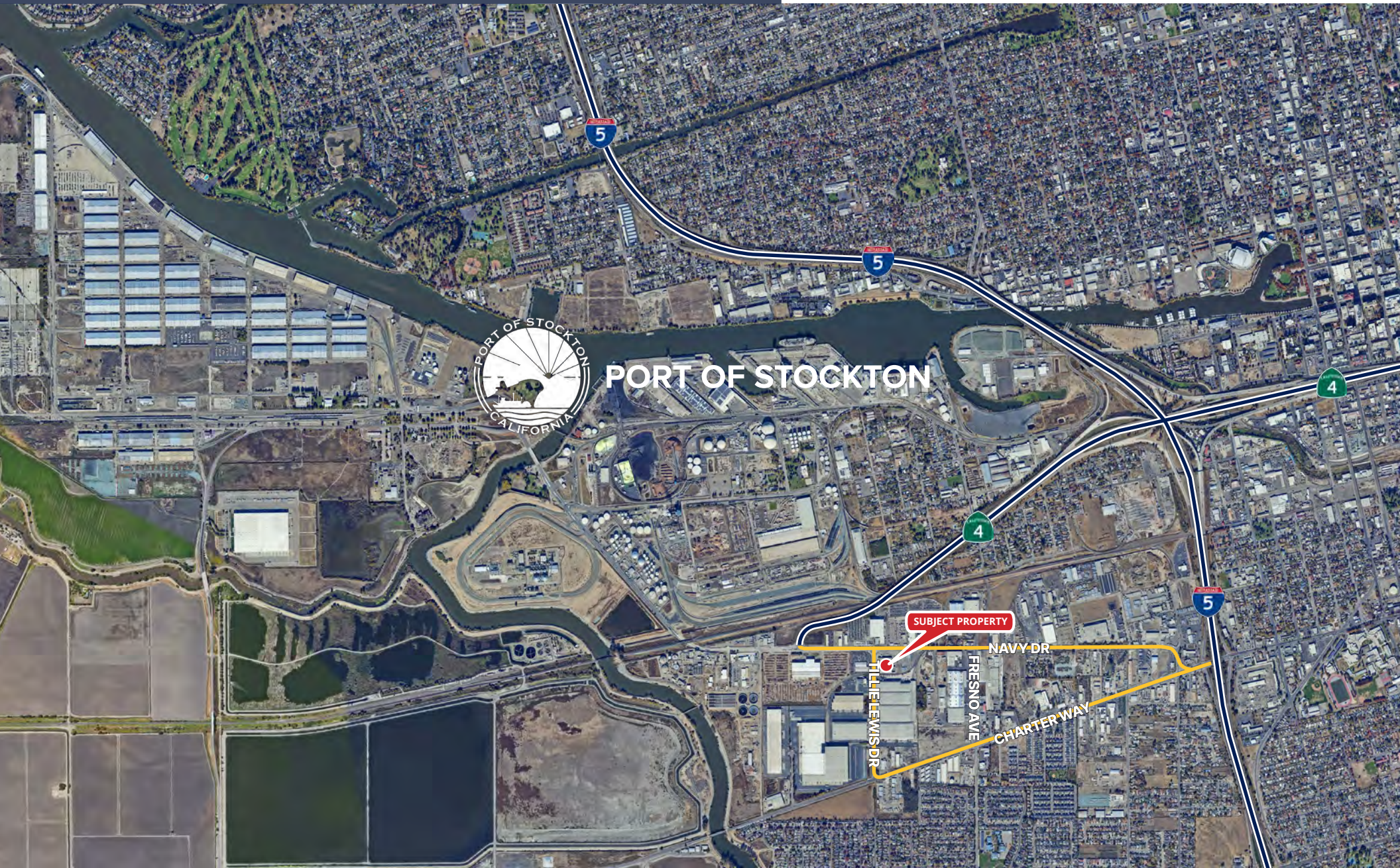


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CITIES

SACRAMENTO	49 miles
OAKLAND	72 miles
SAN JOSE	75 miles
SAN FRANCISCO	83 miles
FRESNO	128 miles
RENO	184 miles
LOS ANGELES	336 miles
LAS VEGAS	521 miles
PORTLAND	629 miles
SALT LAKE CITY	700 miles
SEATTLE	800 miles
DENVER	1,232 miles

PORTS

STOCKTON	2 mile
WEST SACRAMENTO	51 miles
OAKLAND	71 miles
SAN FRANCISCO	81 miles
LA/LONG BEACH	361 miles
SEATTLE	802 miles

AIRPORTS

STOCKTON METRO	7 miles
SACRAMENTO INT'L	60 miles
OAKLAND INT'L	66 miles
SAN JOSE INT'L	71 miles
SAN FRANCISCO INT'L	86 miles

INTERMODAL

UP (LATHROP)	9 miles
BNSF (STOCKTON)	11 miles



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the box are three horizontal stripes in yellow, orange, and red.

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