



CUSHMAN &
WAKEFIELD

FOR LEASE
4114
S. AIRPORT WAY

STOCKTON, CA 95206

±129,360 SF
TURN-KEY WAREHOUSE SPACE

MARKET READY TI'S INCLUDING:
UPGRADED LED LIGHTING
NEW FLOORING, PAINT AND OTHER OFFICE/RR UPGRADES

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PROPERTY HIGHLIGHTS

- Functional warehouse facility located in the heart of Northern California's distribution hub.
- Easy access to Interstate 5 and CA Highway 99, 4, and 120.
- Centrally located between Union Pacific and Burlington Northern Santa Fe (BNSF) intermodal facilities, the Port of Stockton, and Stockton Metro Airport.
- Dock doors equipped with levelers and seals.
- Updated office space with new paint and carpet.

PROPERTY FEATURES

Building Size:	±266,000 SF
Available Space:	±129,360 SF
Dimensions:	±392' x ±330'
Clear Height:	31.5' at 1 st Column
Battery Charging:	4 Stations (Expandable to 8)
Column Spacing:	±48' x ±56'
GL Doors:	1
Dock Doors:	16
<ul style="list-style-type: none">• Z-Guard Dock Door Protectors• Exterior Dock Seals• 8 with Pit Levelers• 8 LED Loading Dock Lights with Swing Arm	

Office Size:	±2,025 SF
Opportunity Zone:	Designated Opportunity Zone
Zoning:	Industrial General (IG), Manufacturing, Distribution & Storage Uses allowed
Fire Sprinklers:	ESFR Fire System
Construction:	Concrete Tilt-Up
Truck Court:	±140'
Fenced Site with Guard Shack	



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SITE PLAN / FLOOR PLAN



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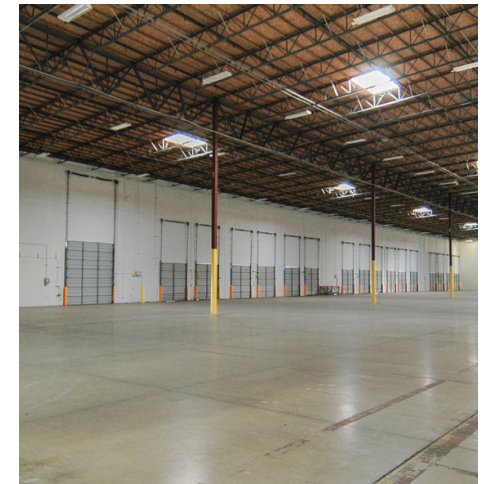
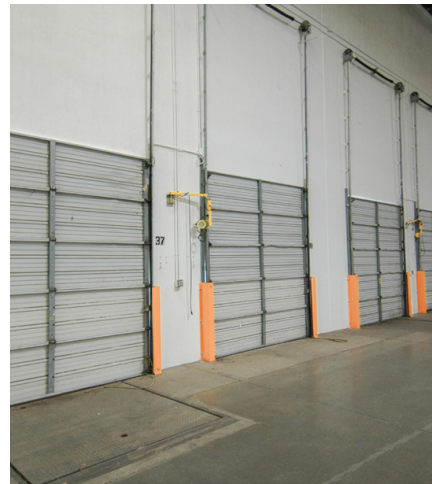
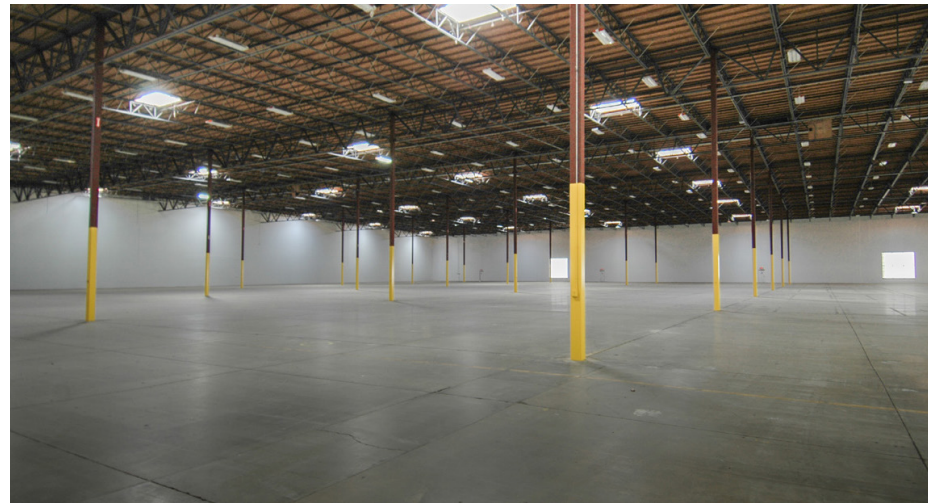


PHOTO GALLERY

OFFICE



WAREHOUSE



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EXTERIOR PHOTOS



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SURROUNDING CORPORATE TENANCY



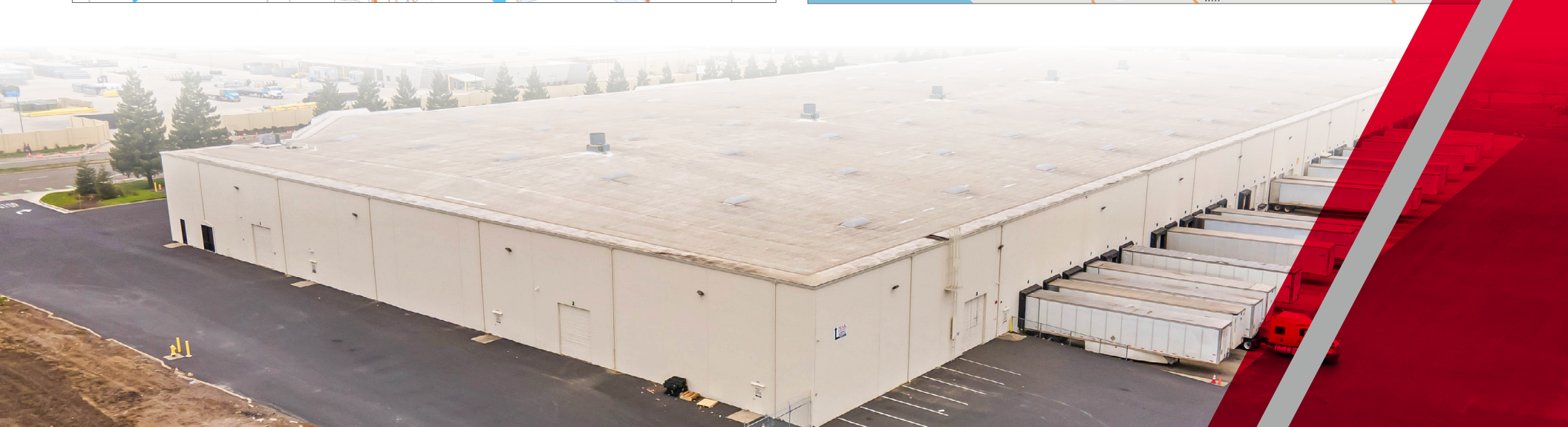
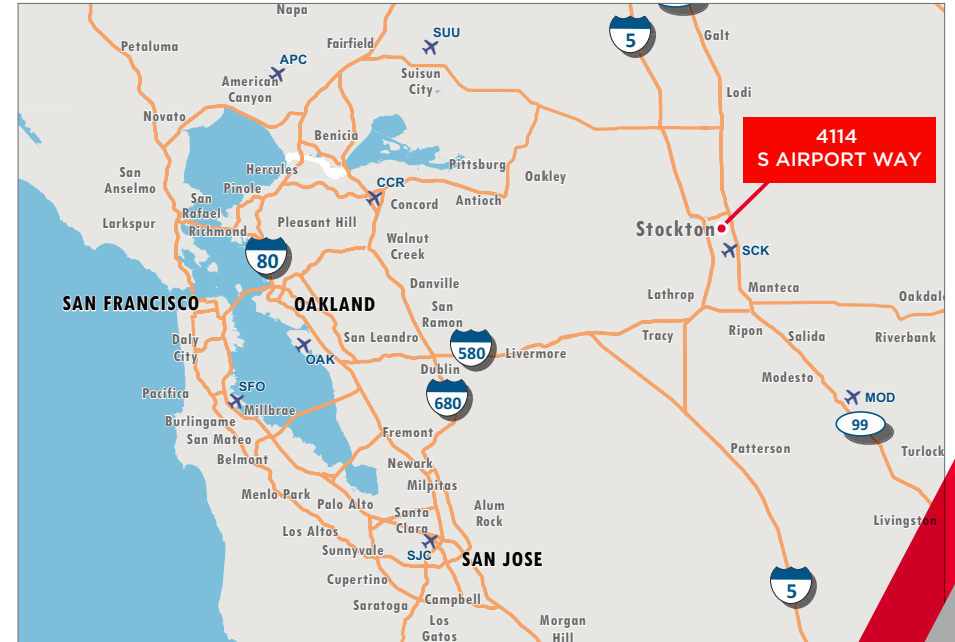
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LOCAL MAP



REGIONAL MAP





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