



±150,000 SF for Lease

4747 FRONTIER WAY, STOCKTON, CA



**FREEZER / COOLER  
WAREHOUSE**

**TIM MUSTIN**

+1 209 390 1687

tim.mustin@jll.com

RE Lic #01857876

**JOHN FONDALE, SIOR**

+1 209 390 1694

john.fondale@jll.com

RE Lic #01017415

**MICHAEL MATTER**

+1 209 390 1702

michael.matter@jll.com

RE Lic #01435801

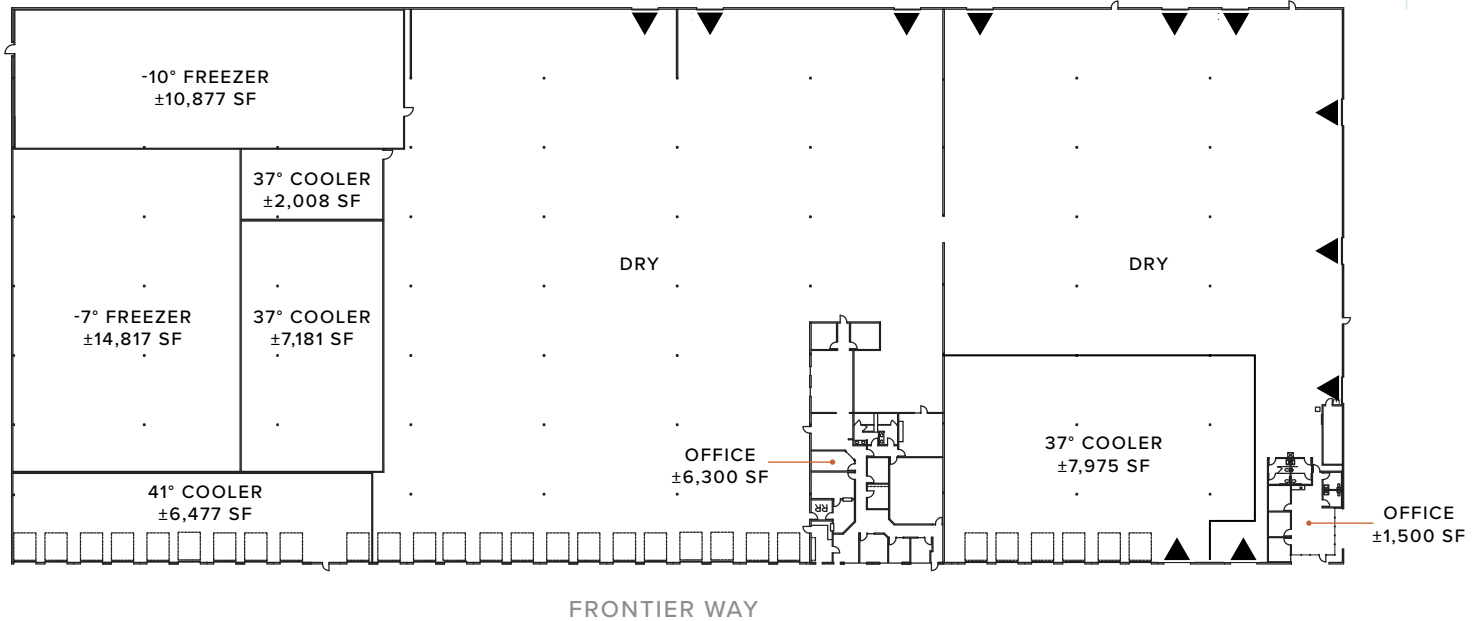
**DRA**  
ADVISORS

**RISING**

# 4747 FRONTIER WAY, STOCKTON, CA

FENCED TRAILER STORAGE

- DOCK DOOR
- ▲ GRADE LEVEL DOOR
- \* TEMPERATURES SHOULD BE VERIFIED

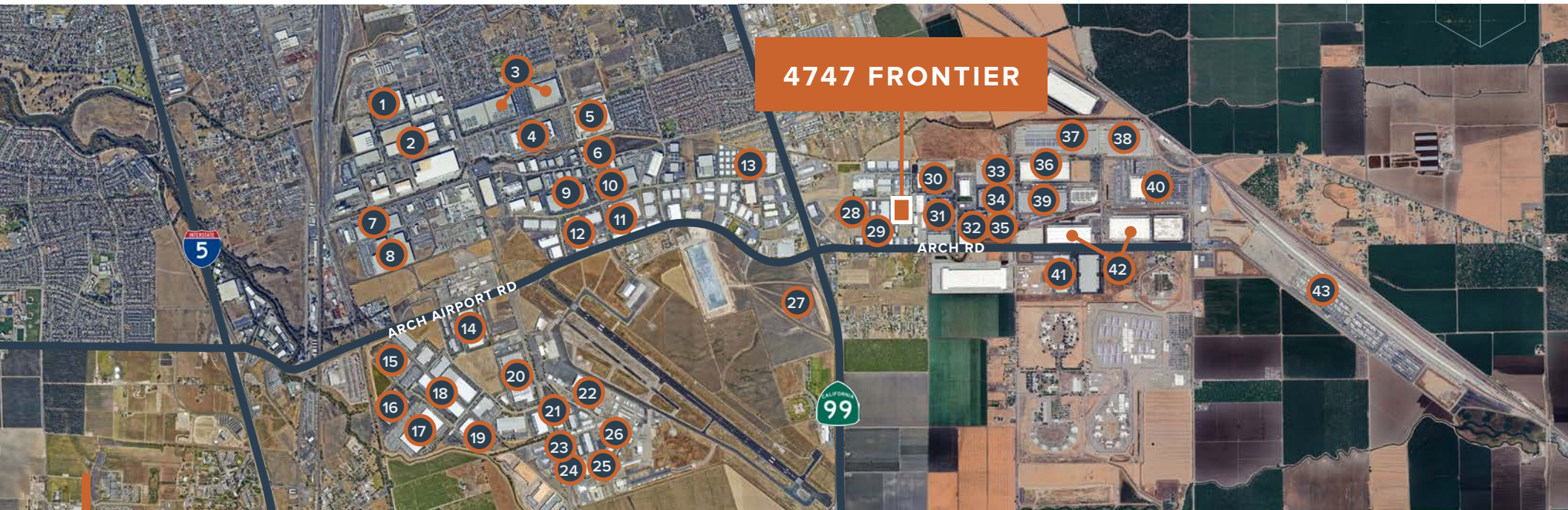


FRONTIER WAY

## PROPERTY HIGHLIGHTS

BUILDING SIZE	±150,000 SF	FIRE SUPPRESSION	0.33 / 3,000
LOT SIZE	±8.61 AC	ELECTRICAL SERVICES	2,000 amps, 277 / 480v 1,000 amps, 277 / 480v
OFFICE	±6,300 SF and ±1,500 SF	DOCK DOORS	30 with levelers and seals
REFRIGERATION	±25,694 SF at -7° ±9,189 SF at 37° ±6,477 SF at 41° (dock loading) ±7,975 SF at 37°	GRADE LEVEL DOORS	11
BUILDING DIMENSIONS	250' x 600'	TRAILER STORAGE	60 positions
CLEAR HEIGHT	26'	APN	179-250-31
COLUMN SPACING	60' x 30'	ZONING	I-L (City of Stockton)
		LEASE RATE	Contact Broker

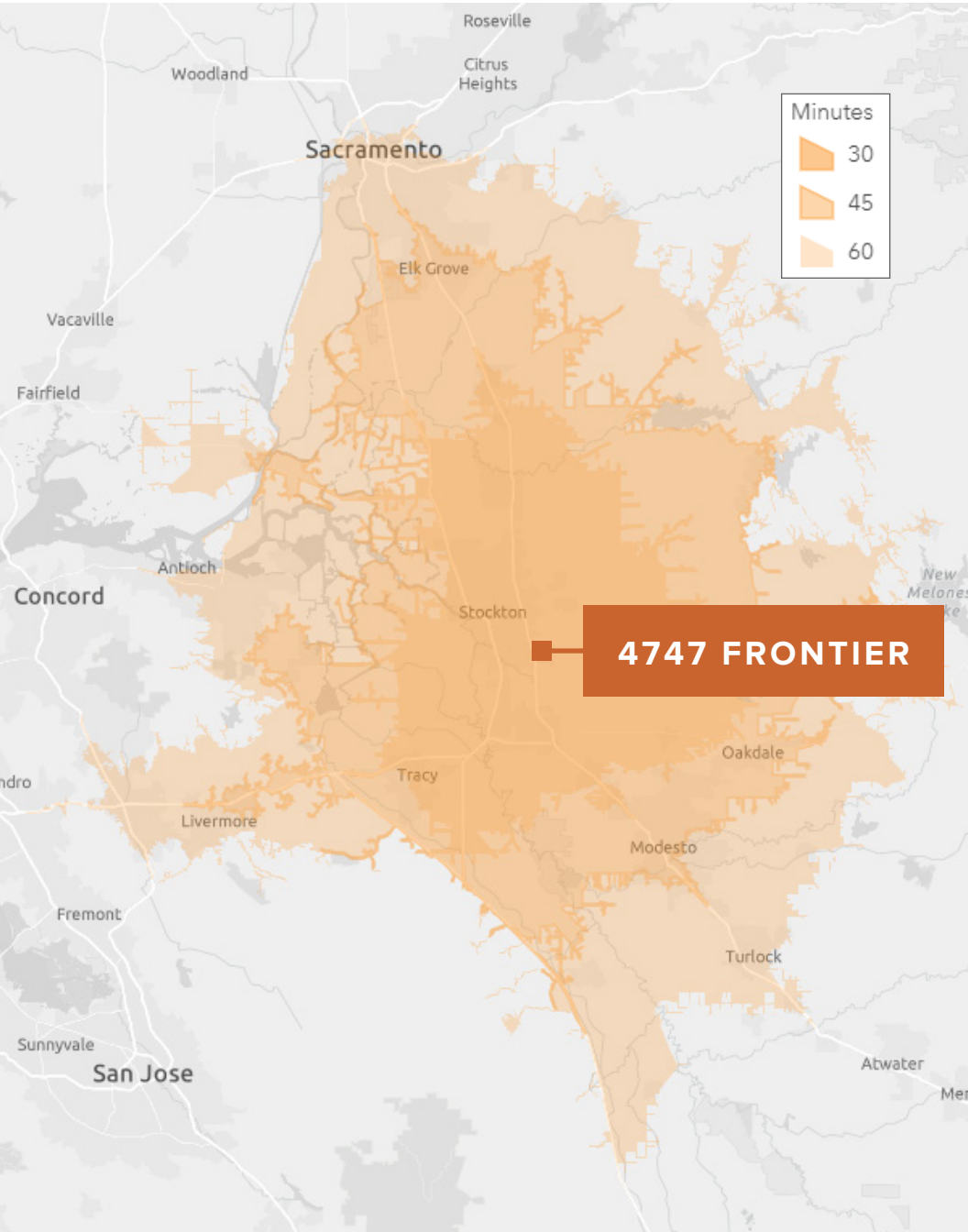
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## CORPORATE NEIGHBORS

1	O'Reilly	10	Trader Joe's	19	Costco Wholesale	28	Weber	37	Amazon
2	Niagara	11	Whirlpool	20	Simpson StrongTie	29	International Paper	38	Allen Distribution
3	Cost Plus World Market	12	Staples	21	Vander-Bend	30	DHL	39	General Mills
4	Amazon	13	Lifestyle	22	Aero Turbine	31	Pace Supply	40	Amazon
5	Pratt Industries	14	CPFD (Costal Pacific)	23	Aramark	32	Allen Distribution	41	FedEx
6	Home Depot	15	BMW	24	Premier Finishing	33	Amazon	42	Niagara
7	Allen Distribution	16	Prism Logistics	25	Keurig Dr Pepper	34	Fox	43	BNSF
8	C&S Wholesale Grocers	17	Dollar Tree	26	Stericycle	35	Pitney Bowes		
9	Raley's	18	Pactiv	27	Target	36	KeHe		

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## 2024 CONSUMER & LABOR DEMOGRAPHICS

DRIVE TIMES	30 MINS	45 MINS	60 MINS
Total Population	886,261	1,660,232	3,170,643
Total Households	279,486	524,690	1,047,989
Generation Z Population (Born 1999 to 2016)	226,987	421,403	778,627
Millennial Population (Born 1981 to 1998)	216,412	402,982	800,129
Generation X Population (Born 1965 to 1980)	166,952	322,461	620,795
Baby Boomer Population (Born 1946 to 1964)	149,699	282,059	535,774
Median Home Value	\$530,825	\$554,122	\$593,260
2024 Spent \$500+ on Internet Orders Last 6 Months	288,255	572,417	1,132,176
Median Household Income	\$83,731	\$90,377	\$93,793
2024 Household Income \$100K+	117,530	240,207	497,041
Transportation/Warehouse Employees	12,051	17,221	31,414
Manufacturing Employees	35,684	68,818	119,878



## DISTANCE FROM SUBJECT PROPERTY

### INTERMODALS & PORTS

BNSF Intermodal (Stockton)	3 miles
Union Pacific Intermodal (Lathrop)	10 miles
Port of Stockton	11 miles
Port of Oakland	75 miles

### AIRPORTS

Stockton Metropolitan Airport	3 miles
Sacramento International Airport	65 miles

### CITIES

Manteca	8 miles
Lathrop	10 miles
Tracy	20 miles
Modesto	25 miles
Sacramento	56 miles
Merced	64 miles
San Jose	80 miles
San Francisco	83 miles



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