

Warehouse/Distribution/Light Manufacturing

Excellent distribution/light manufacturing space strategically located directly off of Interstate 5 with easy access to Highway 99, via the Crosstown Freeway (Hwy 4), and the Port of Stockton. This site features ample truck staging areas and drive through and around capability providing many loading & unloading options to suit a user's specific needs.

- Contact broker for more information and lease rates
- Do not contact tenant. All tours to be scheduled through the broker.
- Master Lease Expiration: August 31, 2026

Property Features

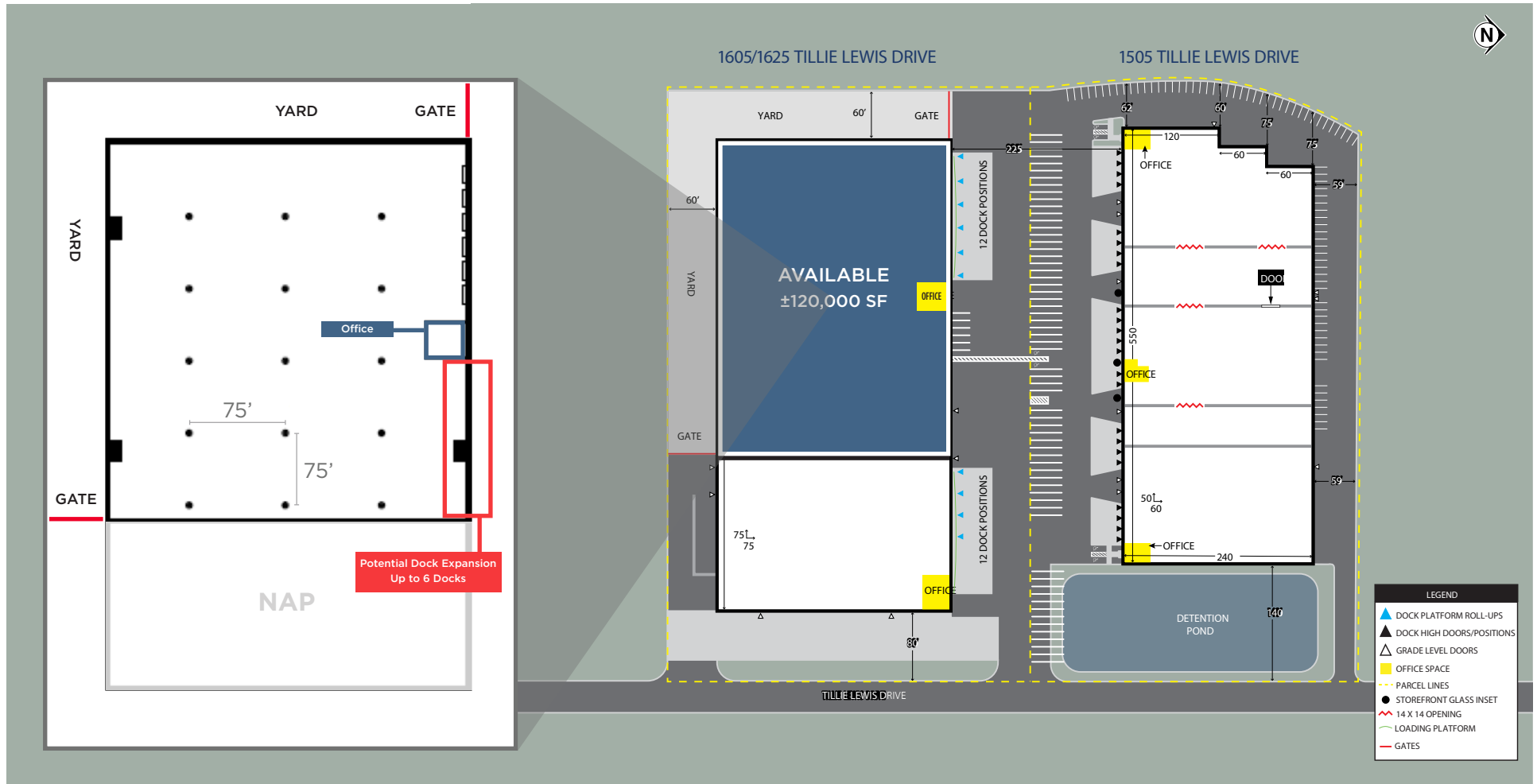
Available Building SF:	Up to ±120,000 SF
Divisible SF:	±60,000 SF
Office SF:	±1,200 SF
Building Dimensions:	400' x 300'
Column Spacing:	75' x 75'
Clearance Height:	±28'
Dock High Positions:	12 Spot Dock Well
Dock Expansion:	Potential 6 Dock Door Expansion
Grade Level Doors:	Three (3) ±14'x16' GL Doors
Fencing:	Secured Fence Back + Side
Parking:	Large Parking/Staging Area
Yard Space:	Fenced Yard in Back + Side of Building
Zoning:	I-G, City of Stockton



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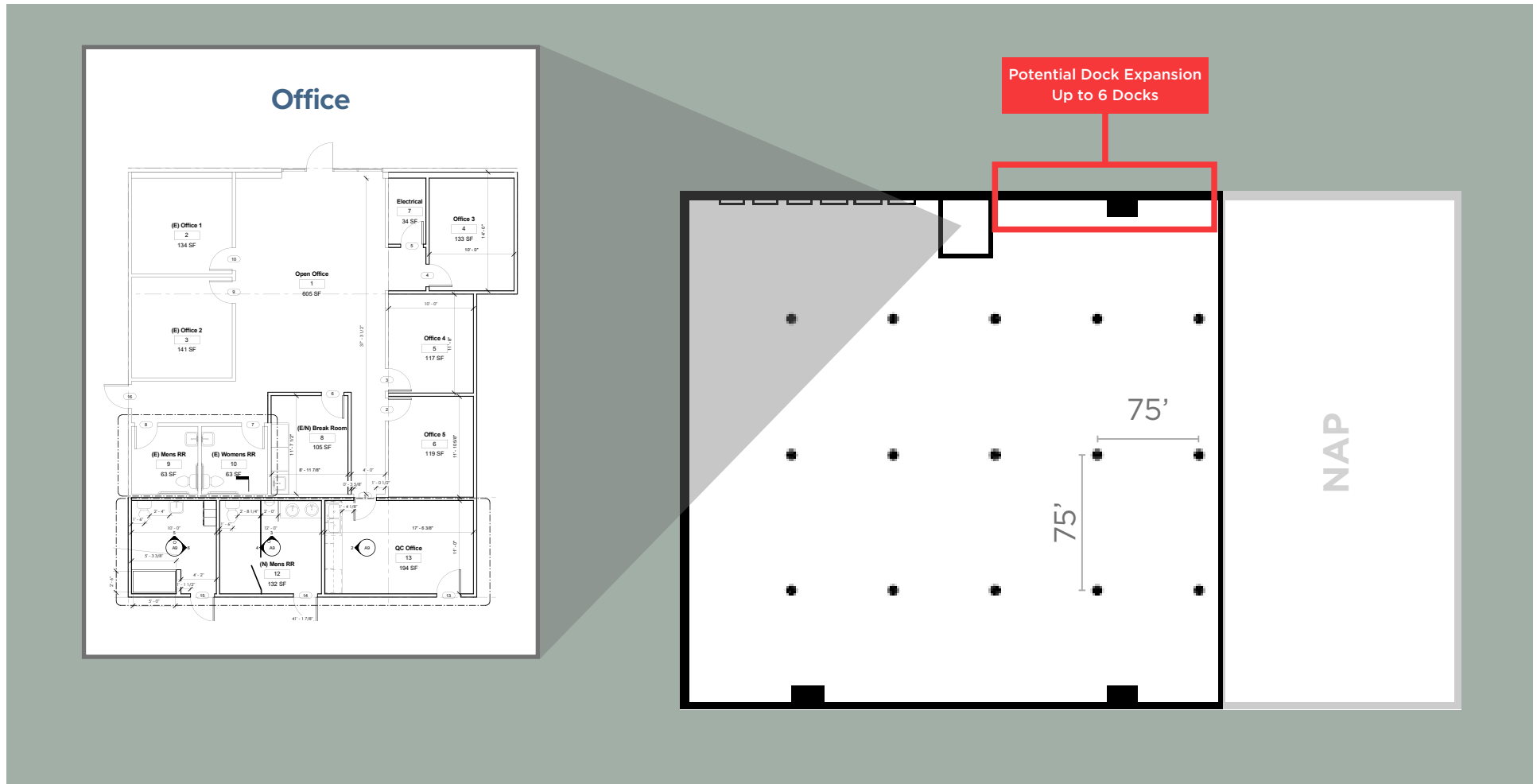
Site Plan



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Floor Plan



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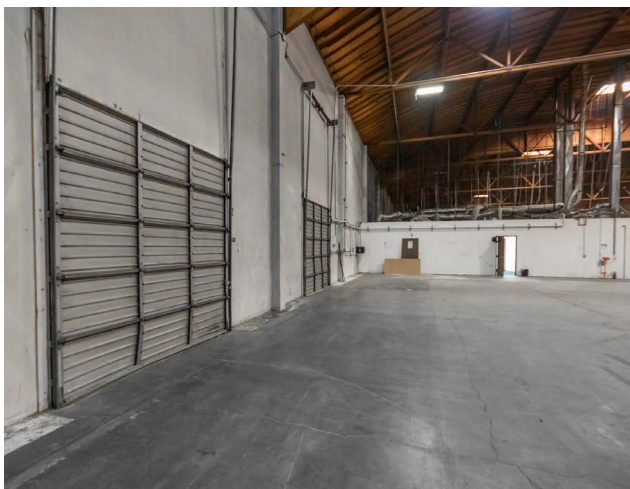
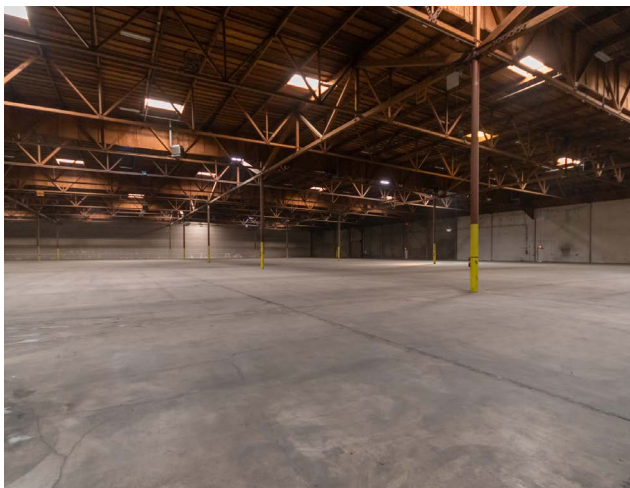


FOR SUBLEASE

1605 + 1625 Tillie Lewis Drive

Stockton Industrial Park | Stockton, CA

Property Images



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