

FOR LEASE

OMP



# 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 - 168,126 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) ±2,145 SF (Suite 500)
<b>AUTO PARKING:</b>	183 Stalls
<b>DOCK DOORS:</b>	26 Doors
<b>GRADE LEVEL DOORS:</b>	5 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



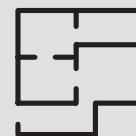
## LOCATION

±0.65 miles  
from HWY 99



## LIGHTING

LED Warehouse  
Lighting



## YEAR BUILT

2022

FOR LEASE

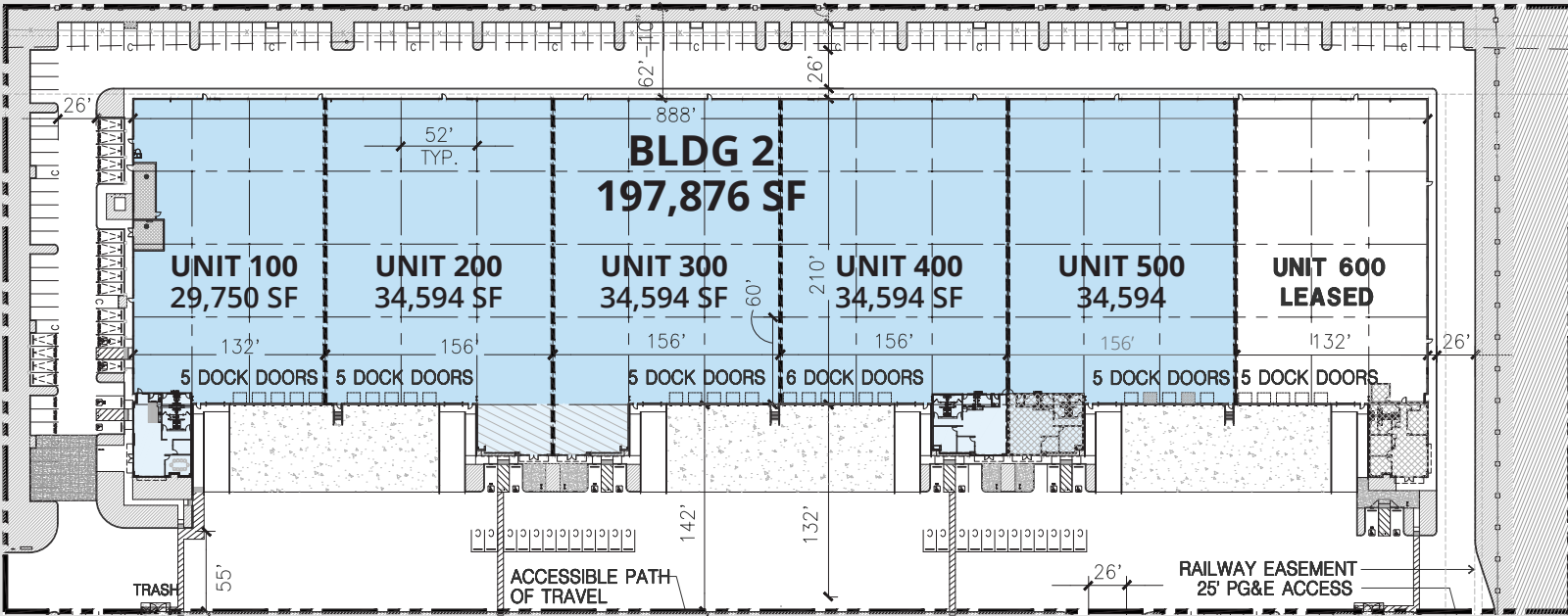
OMP



# OMP Duck Creek Commerce Park

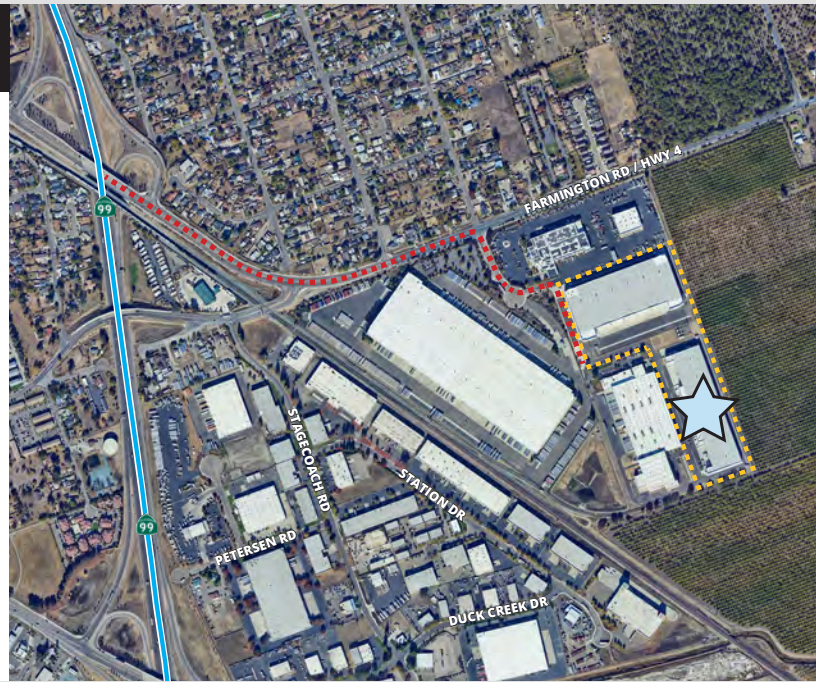
2228 S. Sinclair Avenue, Bldg 2 | Stockton, CA





## 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 Completed in 2022



### 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

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

**OMP**

