

# 24,000± SF WAREHOUSE W/ DOCK & YARD

## FOR LEASE

4025 ARCH ROAD | STOCKTON | CA



AVAILABLE SF:	24,000± SF
Lot Size:	1.62± AC
Zoning:	I-L, City of Stockton
Office:	2,000± SF with one (1) private office, two (2) restrooms and open bull pen area
Shipping Office:	350± SF with one (1) restroom
Dock Doors:	One (1) w/ leveler
Grade Level Doors:	Four (4)
Power:	400 amps, 277/480v, 3 phase
Roof:	New TPO roof (2023)

### FEATURES:

Freestanding concrete tilt up building, fully sprinklered, new roof, LED warehouse lighting with outdoor area for storage/parking.

### FULLY REFRESHED INTERIOR/EXTERIOR

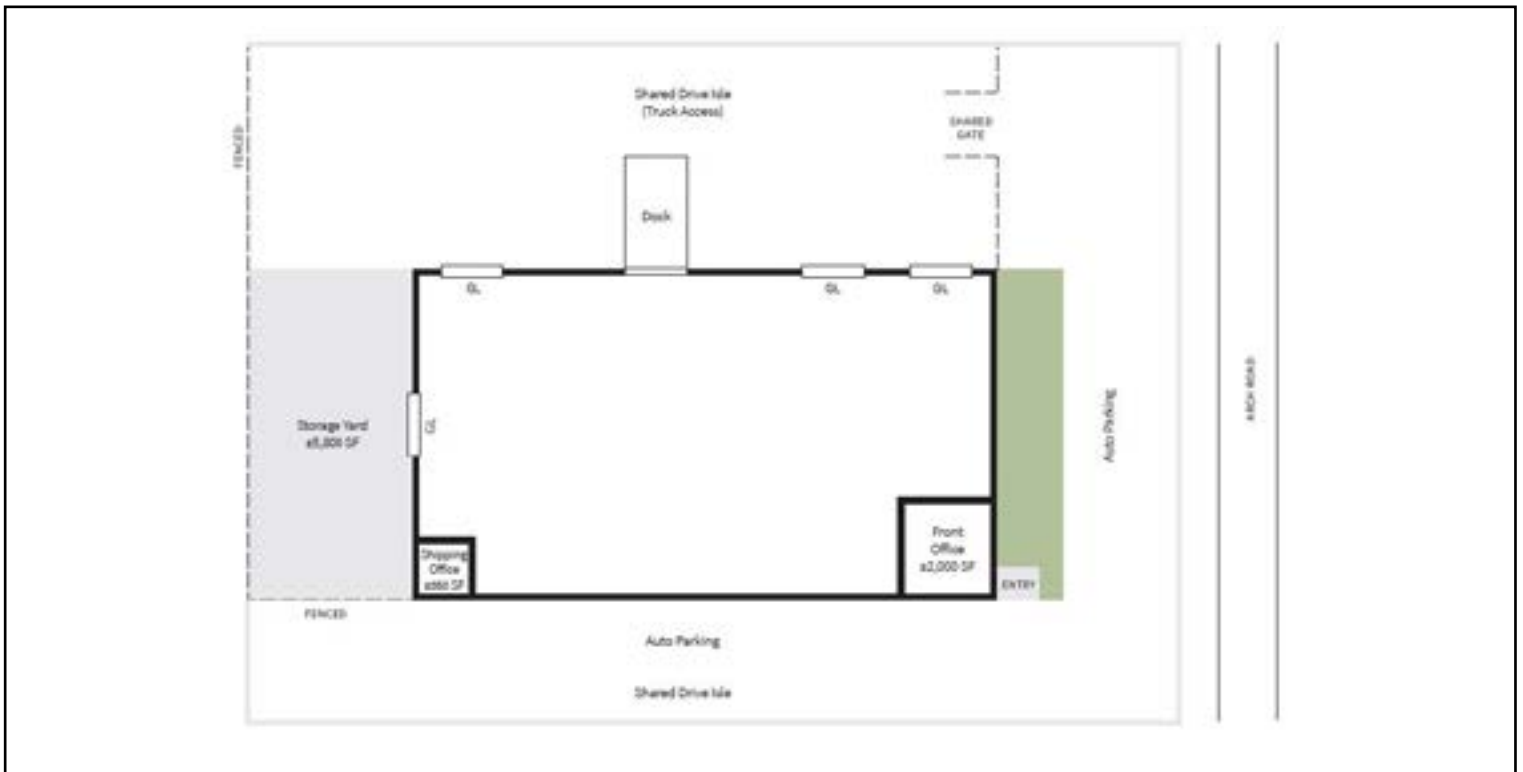
LEASE RATE: \$0.72 PSF, NNN PER MONTH



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- 1 Costco Wholesale
- 2 Cost Plus World Market
- 3 Cost Plus World Market
- 4 Amazon
- 5 Home Depot
- 6 Allen Distribution
- 7 C&S Wholesale Grocers
- 8 Raley's
- 9 Trader Joe's
- 10 Staples
- 11 Whirlpool
- 12 Lifestyle
- 13 Weber
- 14 International Paper
- 15 Southwest Traders
- 16 Pace Supply
- 17 Allen Distribution
- 18 Pitney Bowes
- 19 Fox
- 20 Amazon
- 21 Amazon
- 22 KeHe
- 23 General Mills
- 24 Niagara
- 25 Niagara
- 26 Amazon
- 27 BNSF
- 28 FedEx
- 29 Target
- 30 CPFD
- 31 BMW
- 32 Pactiv
- 33 Simpson StrongTie
- 34 Prism Logistics
- 35 Dollar Tree
- 36 Costco Wholesale

**Jim Martin, SIOR**

BRE #01214270

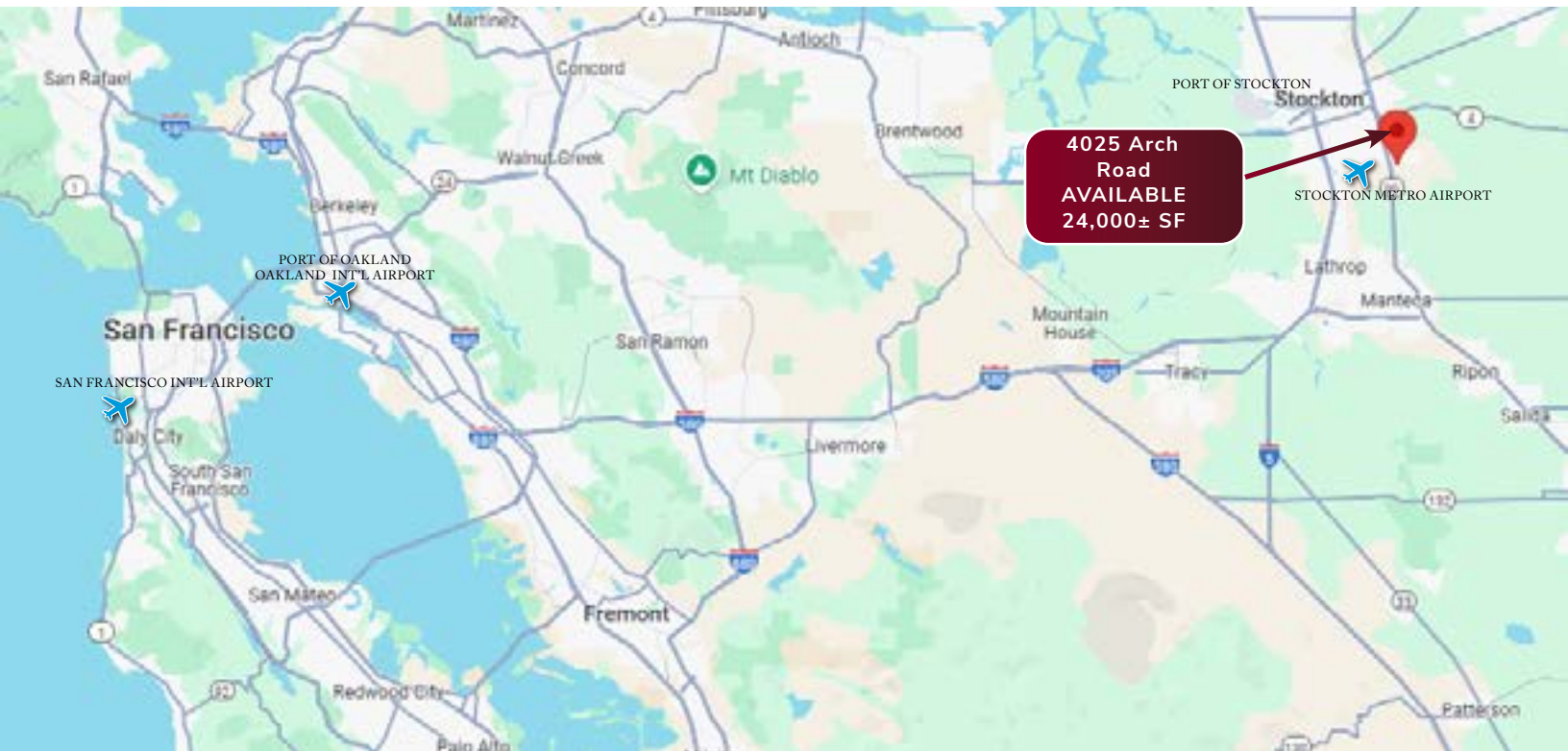
[jmartin@lee-associates.com](mailto:jmartin@lee-associates.com)

D 209.983.4088

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- Easy access to Highways 99 and I-5.
- Located only 70 miles east of the Port of Oakland.
- Nearby BNSF & Union Pacific Intermodal facilities.

### Jim Martin, SIOR

BRE #01214270

[jmartin@lee-associates.com](mailto:jmartin@lee-associates.com)

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LOCATION	MILES
BNSF INTERMODAL	2.5
UP INTERMODAL	7
Port of Stockton	11.5
Sacramento	56
Port of Oakland	70
Fresno	119
Reno	180
Port of LA / Long Beach	367
Las Vegas	512
Portland	631
Salt Lake City	700
Phoenix	720
Seattle	805