

**FORMER COMMERCIAL LAUNDRY FACILITY WITH HISTORICAL HEAVY POWER,
WATER AND SEWER ALLOCATIONS
INDUSTRIAL FACILITY - FOR LEASE
1188 S AIRPORT WAY | STOCKTON | CA**



- **TOTAL BUILDING:** 30,000± SF
- **AVAILABLE SPACE:** 18,000± SF (divisible)
- **PARCEL SIZE:** 1.93± Acres
- **AVAILABLE YARD:** 55,000± SF

PRICING: \$0.75 PSF, GROSS

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PROPERTY FEATURES:

- **TOTAL BLDG:** 30,000± SF
- **AVAILABLE SF:** 18,000± SF
- **MAIN WAREHOUSE:** 15,500± SF
- **OFFICE SIZE:** 2,500± SF
- **CLEAR HEIGHT:** 19'± SF
- **IMPROVED YARD:**
 - Improved Yard: 10,000± SF Facing Jackson Street and 45,000± SF facing South Airport Way (37,000± paved)
- **ZONING:** IL, Light Industrial (City of Stockton)
- Flexible Multi-Tenant Configuration
- Two separate parcels with independent driveways and entrances.
- Multiple restrooms and office areas - supports multi-tenant or single-user layouts.

LOCATION AND EXPOSURE:

- High traffic counts and strong visibility on Airport Way. 15,000 vehicles DOT traffic 2017
- Excellent proximity to Highway 4 and I-5 — direct access to Stockton's major industrial corridors.

BUILDING FEATURES:

- Five Grade-level doors
- Fire Sprinkler system
- Center section features free span 80' x 140' warehouse
- 4,000+- SF Mezzanine above main warehouse with freight elevator



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UTILITIES:

- Power: 400 amps, 277/ 480 Volt 3 phase
- Water: 5/8 inch line

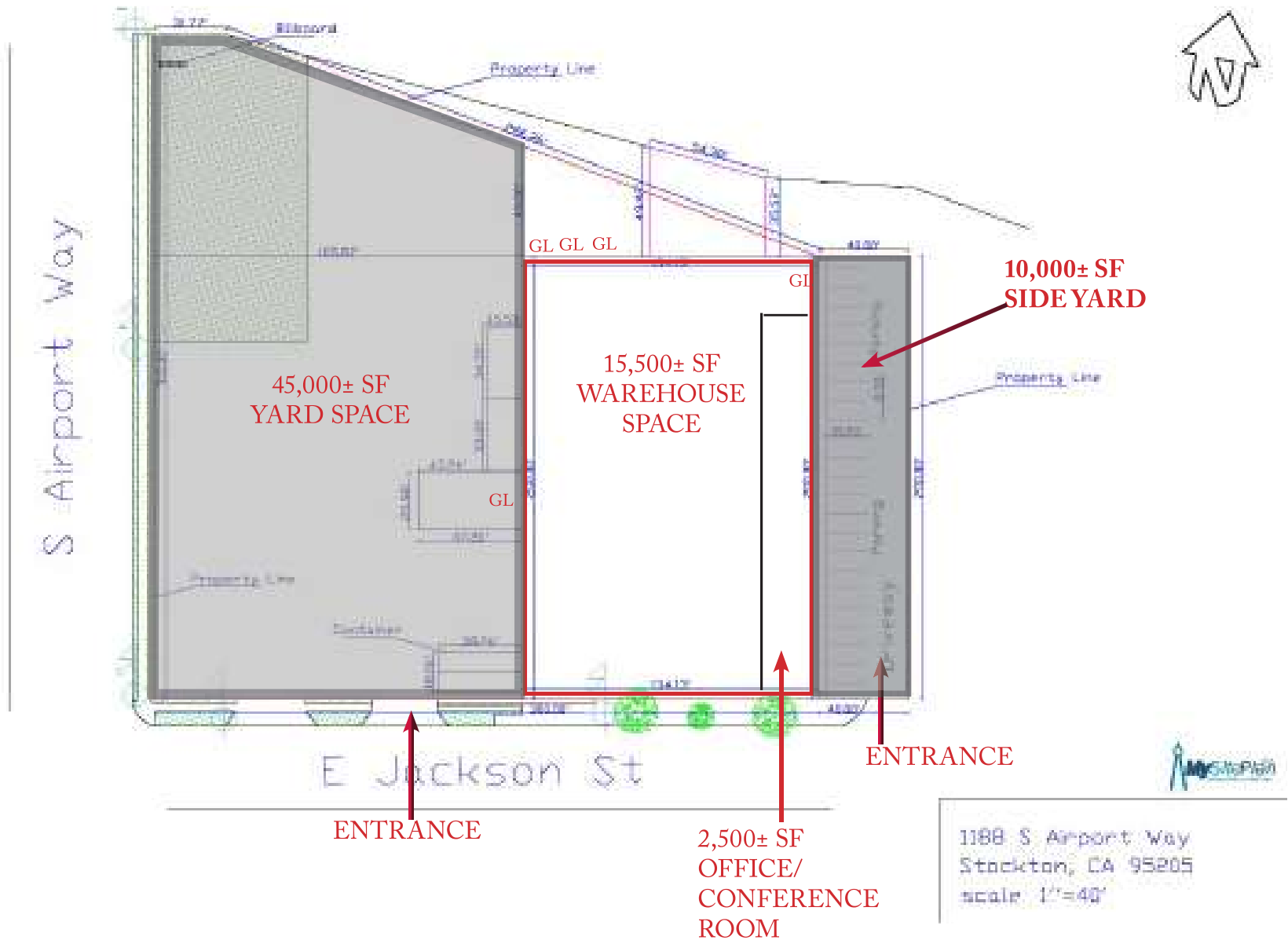
HISTORICAL FEATURES:

- Rare, Above Standard Infrastructure-Ready Facility
- Formerly permitted for 5.1 million gallons/month of process wastewater discharge (Angelica Textile Services).
- Oversized Utility Infrastructure (Historical)
- 2000 amp 277/ 480 Volt, 3 phase panel in place. Future electrical supply to be determine by tenant
- 2-inch main water line in street capable of supporting large-scale production or processing operations



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SITE PLAN



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VICINITY MAP



REGIONAL MAP

