

INDUSTRIAL LAND/PLANNED TRUCK MAINTENANCE SHOP/YARD FOR SALE

4649 & 4653 S. AIRPORT WAY | STOCKTON | CA



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FEATURES:

- **Size:** 7.85± acre site
- **Zoning:** General Industrial
- **Water:** California Water Service
- **Sewer:** City of Stockton
- **Electricity:** PG & E
- **Storm Water:** City of Stockton
- Offering up to 153 Trailer parking positions.
- Direct access/visibility to both Sperry Road and Airport Way. (2 street entrances)
- Located directly west of the Stockton Metropolitan Airport with commercial airline service (Allegiant) and freight service (Fed Ex, Amazon Prime)
- BNSF Intermodal facility is directly east less than 2 miles away.
- UP Intermodal is approximately 3 miles south directly off Airport Way.
- Ideally located between I-5 and Hwy 99 with excellent access to each via STAA Truck Route approved Arch/Sperry connector and French Camp/I-5 or Arch Road/Hwy 99 interchanges.
- Adjacent to new 12± acre Premier Trailer Leasing center and brand new Arco full service gas and diesel station at the south west corner of Airport Way and Sperry Avenue.
- Municipal services located in both Sperry Road and Airport Way.
- Located in rapidly expanding Central Valley industrial area.
- Located within Opportunity Zone .
- Immediately surrounded by and adjacent to some of the world's most recognizable companies, including Amazon (615,440± SF), Whirlpool (452,000± SF), Trader Joe's (770,000± SF), UNFI (545,000± SF), BMW (437,000± SF), Home Depot (195,000± SF), Target (1,400,000± SF), Cost Plus World Market (1,500,000± SF) Dollar Tree (825,000± SF) and Costco(419,000± SF)



SALE PRICE: ~~\$5,900,000.00~~
~~\$4,900,000.00~~
\$4,400,000.00

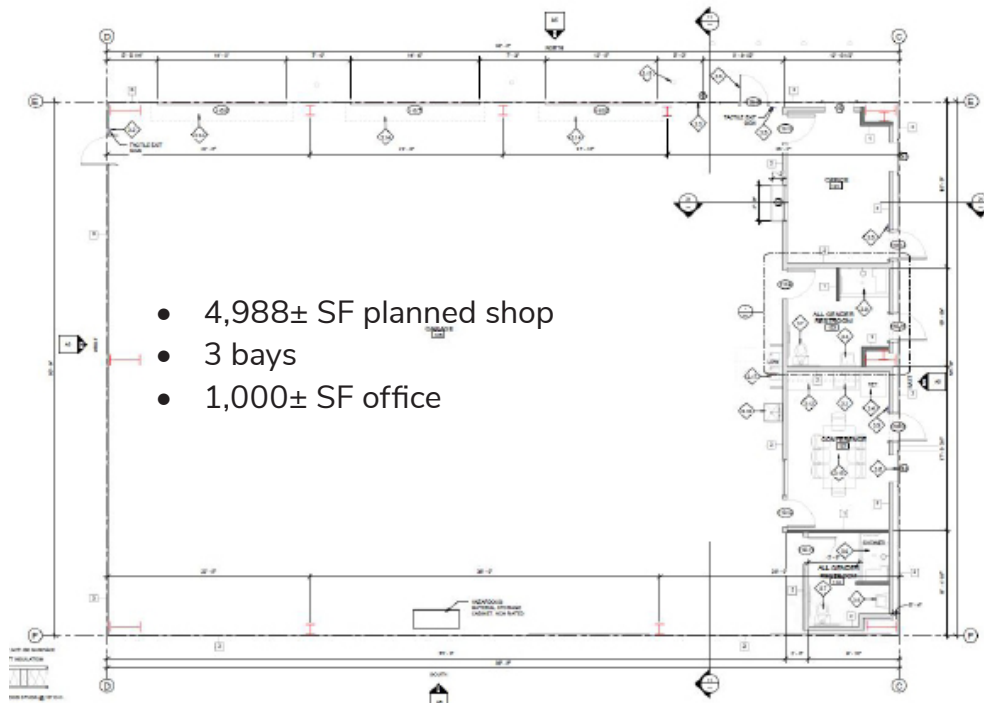
MAJOR
PRICE
REDUCED!

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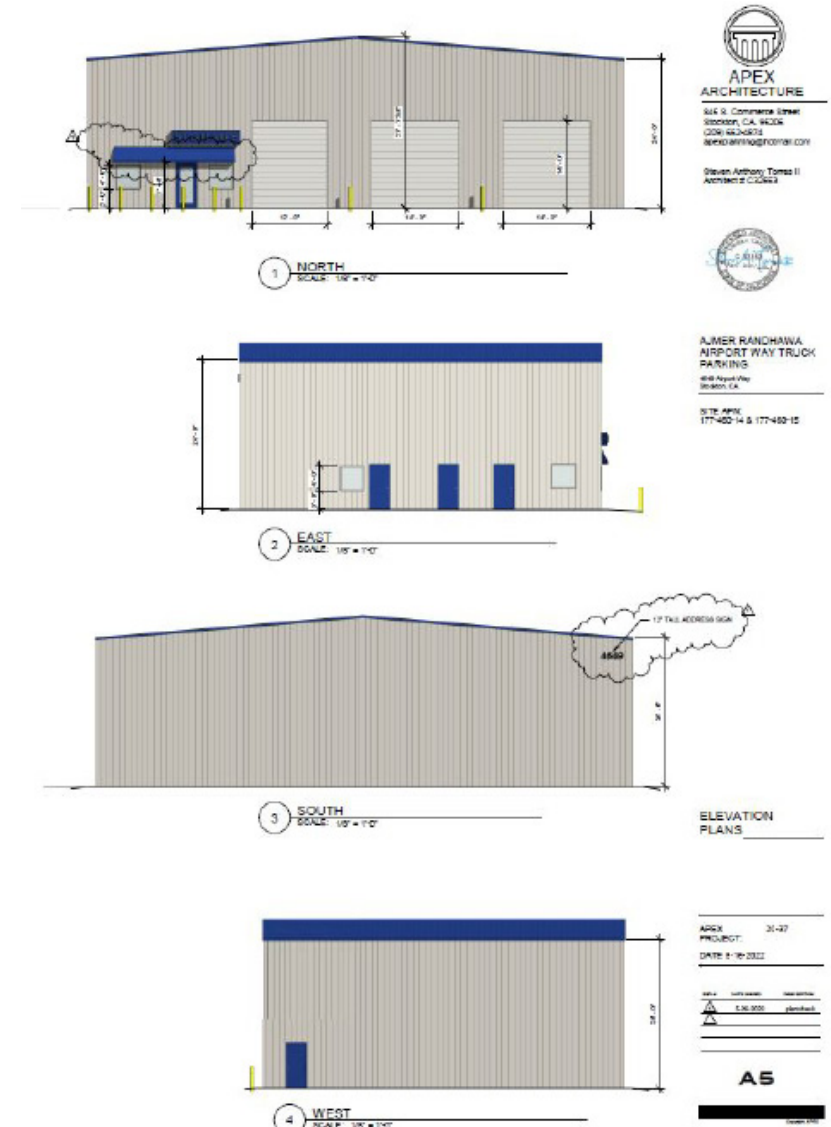
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*RENDERINGS OF PROPOSED SHOP



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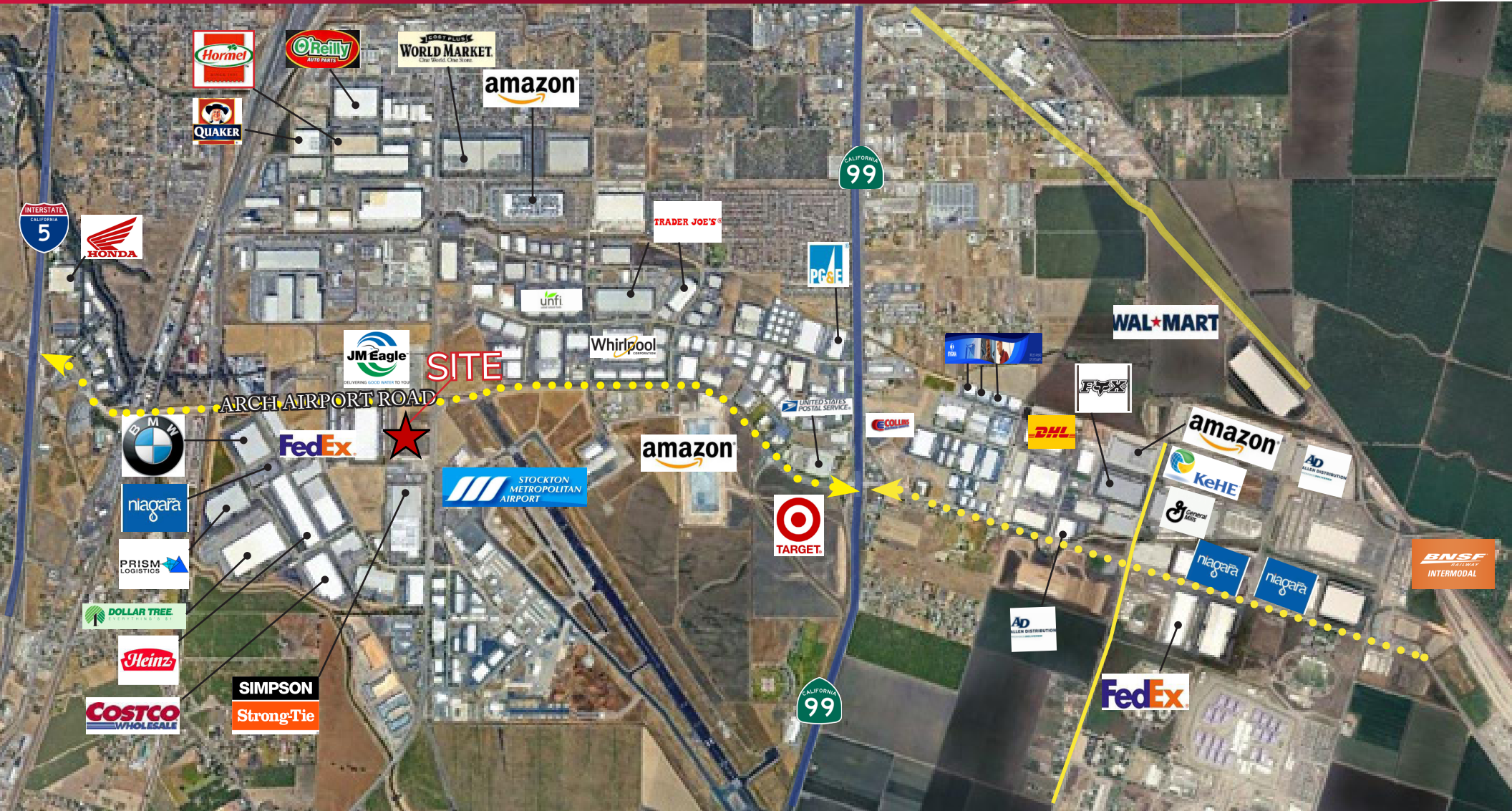
*RENDERINGS OF PROPOSED SITE PLAN



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