

# AVAILABLE FOR SUBLEASE

1515 FRESNO AVENUE, BLDG 13 - 15 • STOCKTON, CA  
±40,000 SQ. FT. WAREHOUSE WITH POTENTIAL EXCESS YARD (VIA DIRECT LEASE)

LOCATED WITHIN CLOSE PROXIMITY TO THE PORT OF STOCKTON



## BUILDING SPECIFICATIONS:

<b>BUILDING SIZE -</b>	±40,000 SF
<b>OFFICE SIZE -</b>	±200 SF
<b>DOCK LOADING -</b>	Two (2) & four (4) exterior
<b>GRADE LEVEL DOORS -</b>	Eight (8) grade doors
<b>CLEAR HEIGHT -</b>	±22'
<b>CLEAR SPAN -</b>	Yes
<b>SPRINKLERS -</b>	Yes
<b>ZONING -</b>	IG, General Industrial (City of Stockton)

Located near the Port of Stockton

Convenient access to I-5 via Charter Way / Highway 4

Potential excess yard up to ±4 acres possible through direct lease

**LED: 1/31/2027**



EXCLUSIVE BROKER:

**ALEX HOECK, SIOR**  
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