

Excellent HWY 120 Visibility & Access to I-5 / HWY 99



- SUITABLE FOR PRODUCTION, DISTRIBUTION AND STORAGE
- CLIMATE CONTROLLED FACILITY - POTENTIAL FOR COLD STORAGE USE
- HEAVY POWER
- FULLY FENCED, GATED AND SECURED FACILITY
- CONVENIENT DOWNTOWN STOCKTON LOCATION

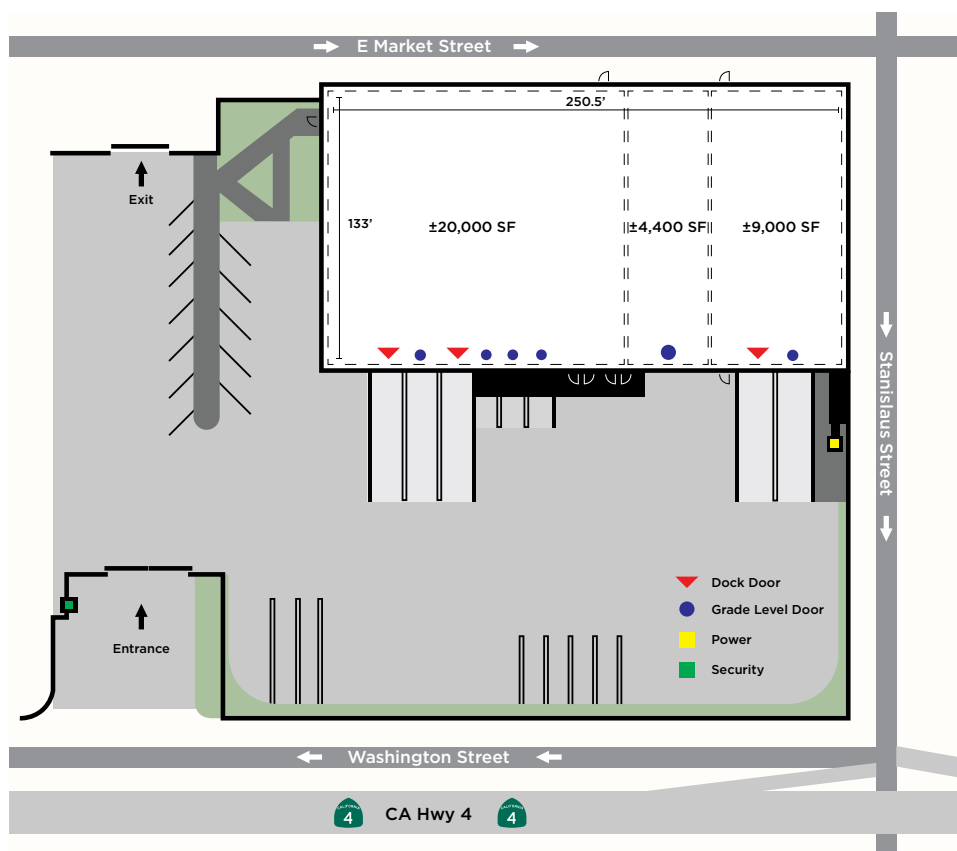


AVAILABLE FOR SALE OR LEASE

612 E. Market Street | Stockton, CA

±38,900 SF Climate Controlled Warehouse / Production Facility

Colliers



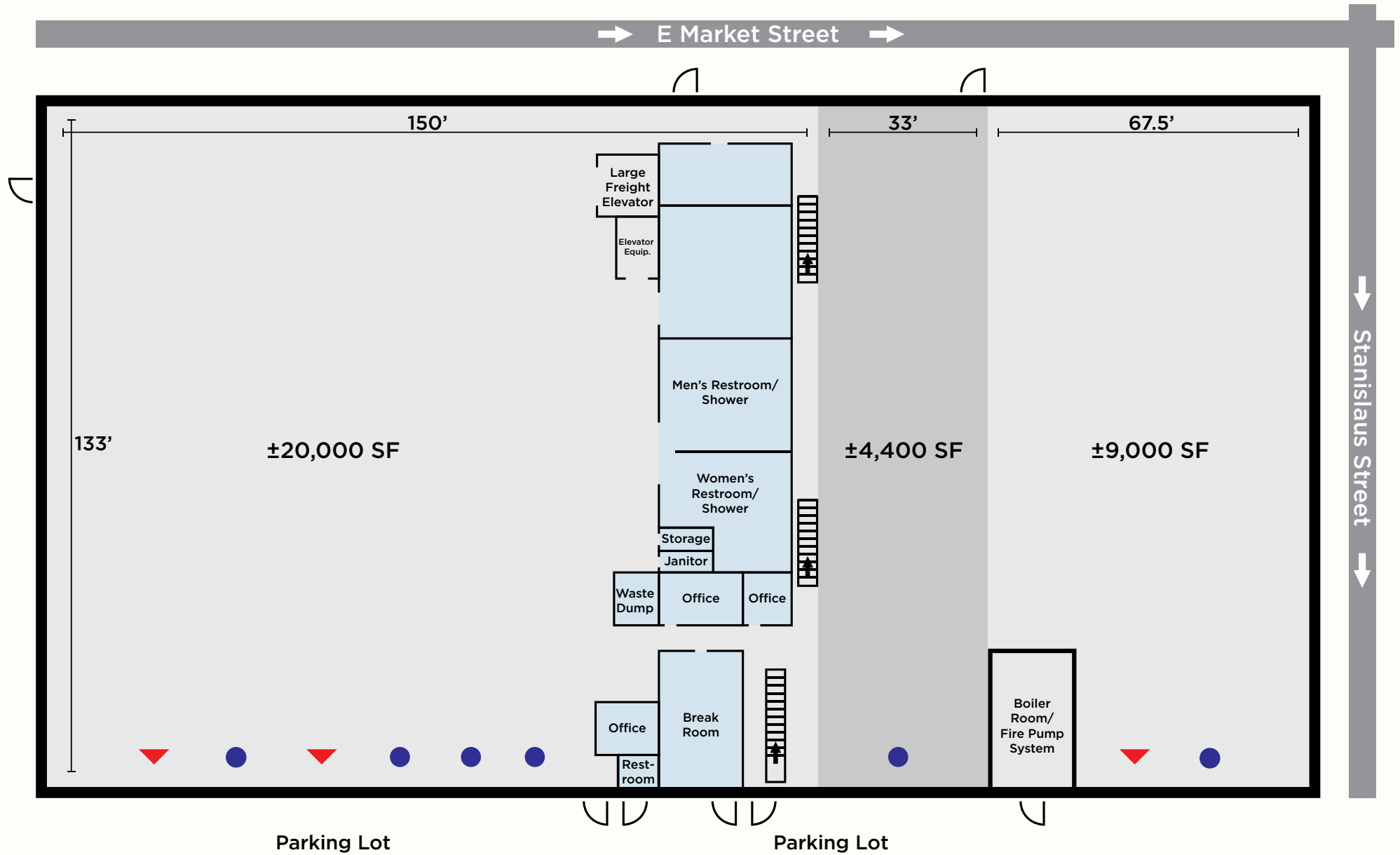
PROPERTY FEATURES

- TOTAL BUILDING SIZE:** ±38,900 SF
- PARCEL SIZE:** ±2.11 acres
- OFFICE SIZE:** ±5,000 SF
- TOTAL BLDG INDICATED POWER:** 5,400 amps, 277/480v, 3-phase
- FIRE SUPPRESSION:** Sprinklers
- AUTO PARKING:** On site
- TRAILER PARKING:** On site
- ZONING:** CD, Commercial Downtown (City of Stockton)
- LINK TO ALLOWABLE USES:** <https://ecode360.com/43712569#43712571>

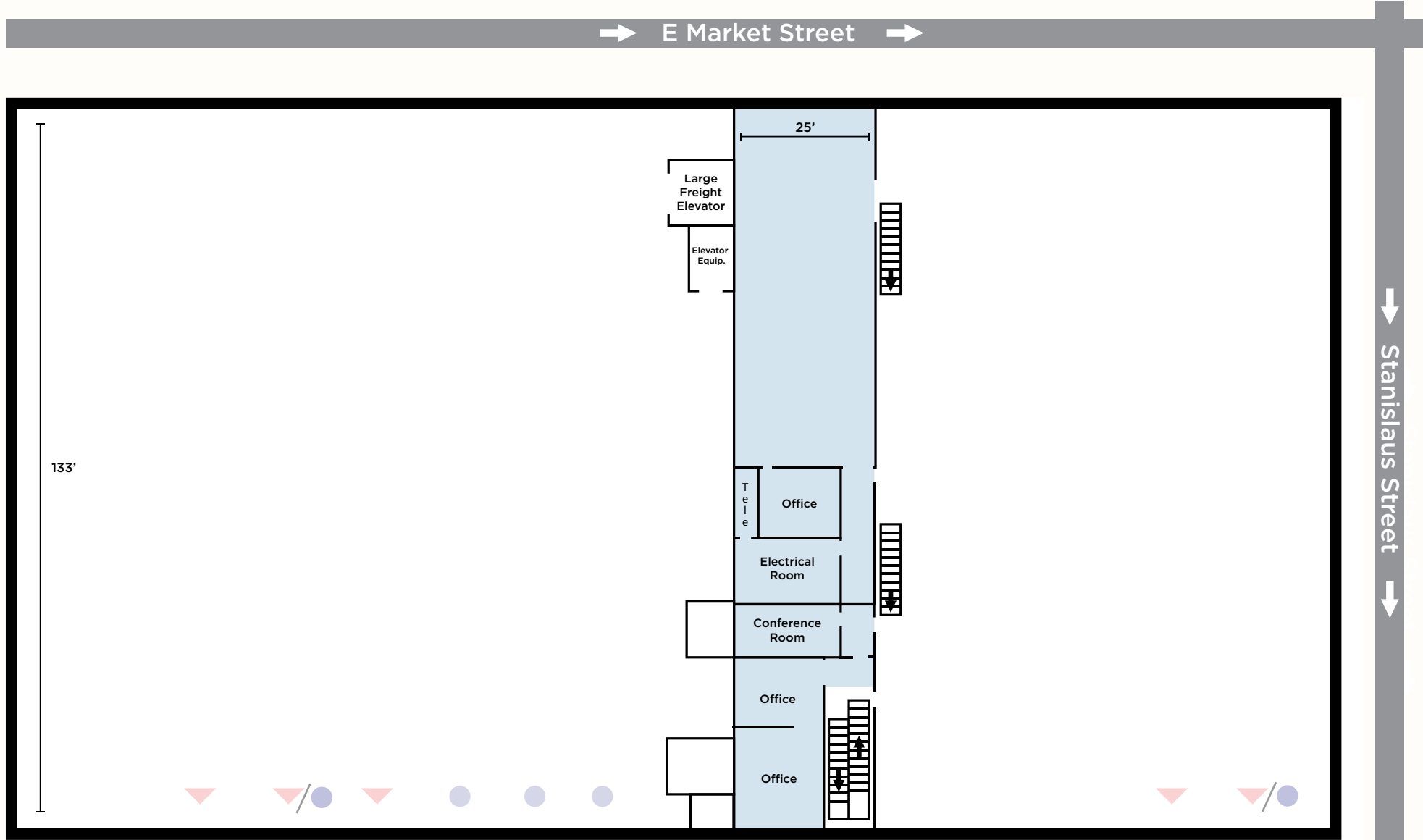
PROPERTY SPECIFICATIONS

	A	B	C	D
AREA SF:	±20,000 SF	±5,200 SF 2nd Floor Office	±4,400 SF	±9,000 SF
DIMENSIONS:	150' x 133'		33' x 133'	68' x 133'
CLEAR HEIGHT:	25'		50'	29'
DOCK DOORS:	2		-	1
GRADE LEVEL DOORS:	4		1 potential door	1
INDICATED POWER:	1,350 amps		1,600 amps	2,400 amps

First Floor - Floor Plan



Second Floor - Floor Plan





Immediate Access to Major Transportation Routes





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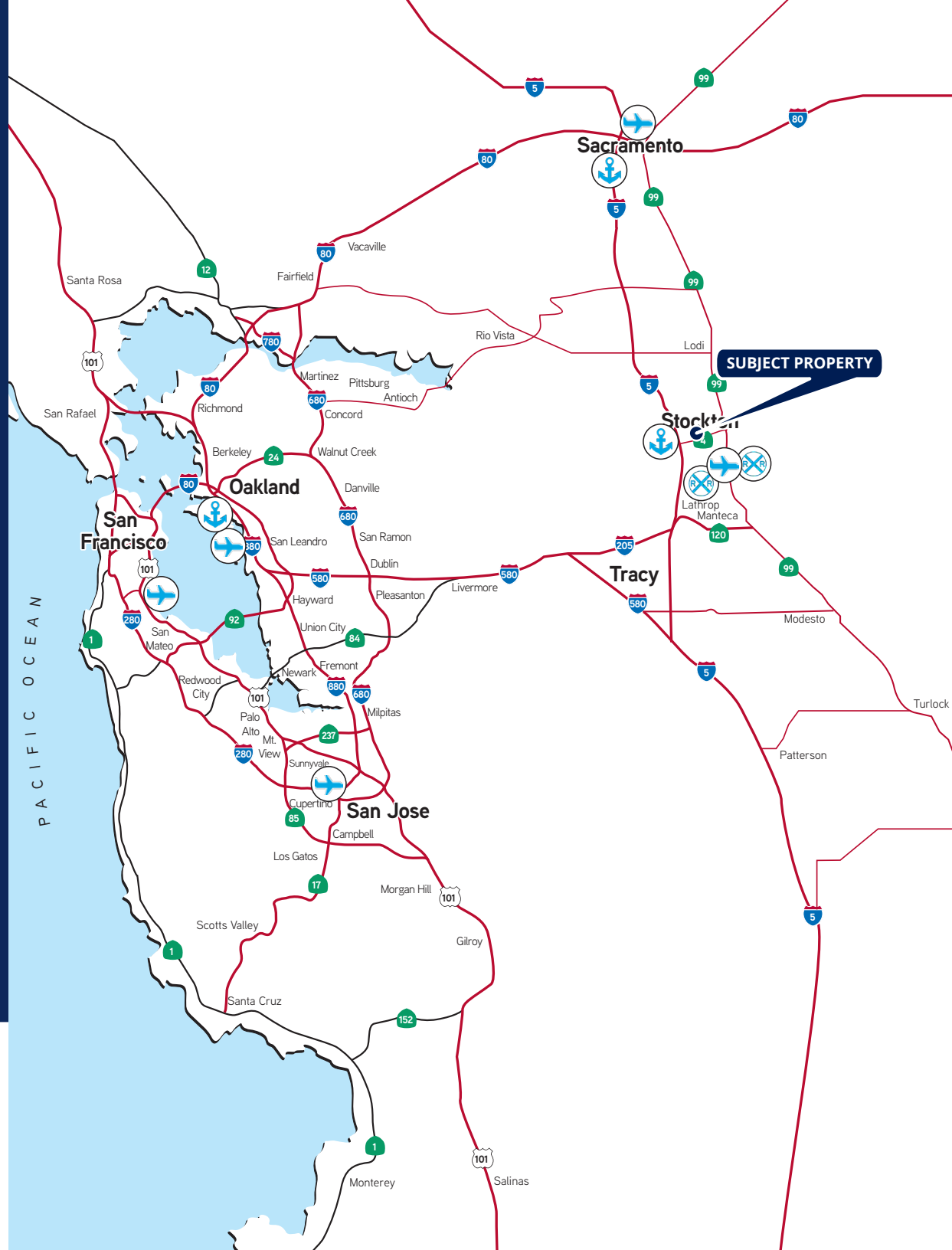
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