

297,561± SF - DISTRIBUTION CENTER

AVAILABLE FOR SUBLEASE

4650 NEWCASTLE ROAD | STOCKTON, CA



NEWCASTLE LOGISTICS CENTER

JIM MARTIN, SIOR
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PROPERTY SPECIFICATIONS

- CLASS A STATE OF THE ART CROSSLOAD FACILITY
- ZONED IL (INDUSTRIAL LIMITED)
- CONCRETE TILT-UP CONSTRUCTION
- FULLY SECURED WITH GUARD SHACK AND 2 PRIVATE ENTRANCES FROM LOGISTICS DRIVE
- FOOD GRADE IMPROVEMENTS IN PLACE
- DATA AND POWER DISTRIBUTED THROUGHOUT
- 4000 AMPS, 277/480 VOLT, 3 PHASE ELECTRICAL
- WAREHOUSE, RESTROOM AND BREAKROOM FACILITIES
- FORKLIFT CHARGING STATIONS
- BATTERY STORAGE ROOM
- EXCELLENT ACCESS TO HWY 99 @ ARCH ROAD
- AVAILABLE FOR IMMEDIATE OCCUPANCY
- 190'± TRUCK COURT

SUB LEASE RATE: \$.50 PSF / NNN



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PROPERTY SPECIFICATIONS

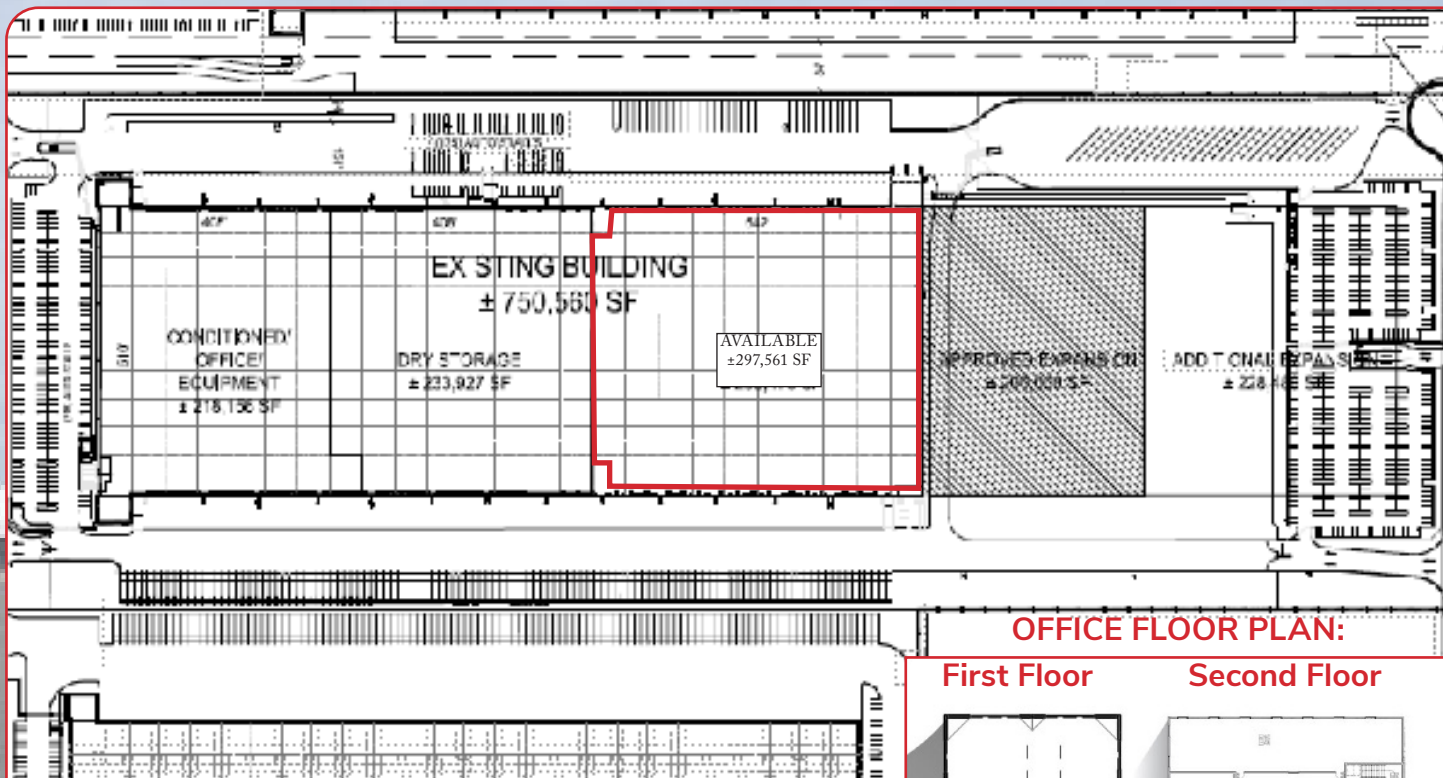
- SKYLIGHTS
- ESFR Sprinklers
- Grade Level Doors: 1
- Dock Doors: 64 fully outfitted w/ levelers, lights, shelters and windows (32 with pit levelers, 32 with edge of dock levelers)
- Column Spacing: ±58' x 50'
- Slab on Grade: 8" thick
- Clear Height: ±33' at 1st column
- T-8 High Bay Efficient Lighting with motion sensors
- 2 story offices accessible by stairs and elevator include executive offices, conference/training rooms, restrooms/locker rooms, large break areas and dedicated server/IT rooms
- 87 off-dock trailer parking stalls

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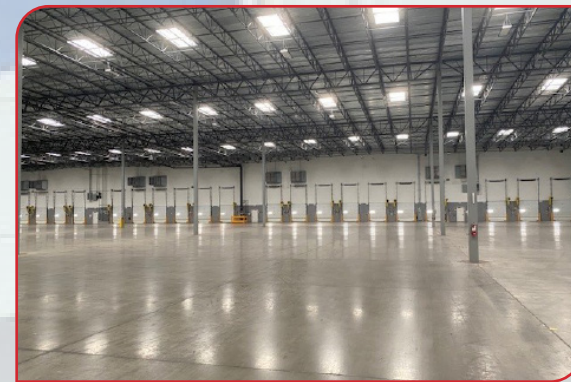
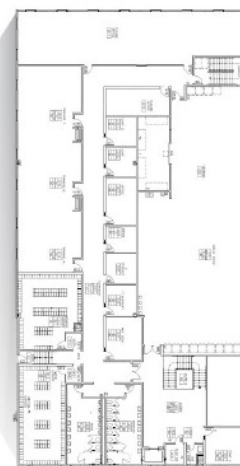
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OFFICE FLOOR PLAN:

First Floor

Second Floor



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MILEAGE TO MAJOR WEST COAST MARKETS

CITIES

Sacramento -	53 miles
Oakland -	72 miles
San Jose -	76 miles
San Francisco -	84 miles
Fresno -	120 miles

PORTS

Port of Stockton -	10 miles
Port of West Sacramento -	58 miles
Port of Oakland -	72 miles
Port of San Francisco -	88 miles
Port of LA/Long Beach -	361 miles

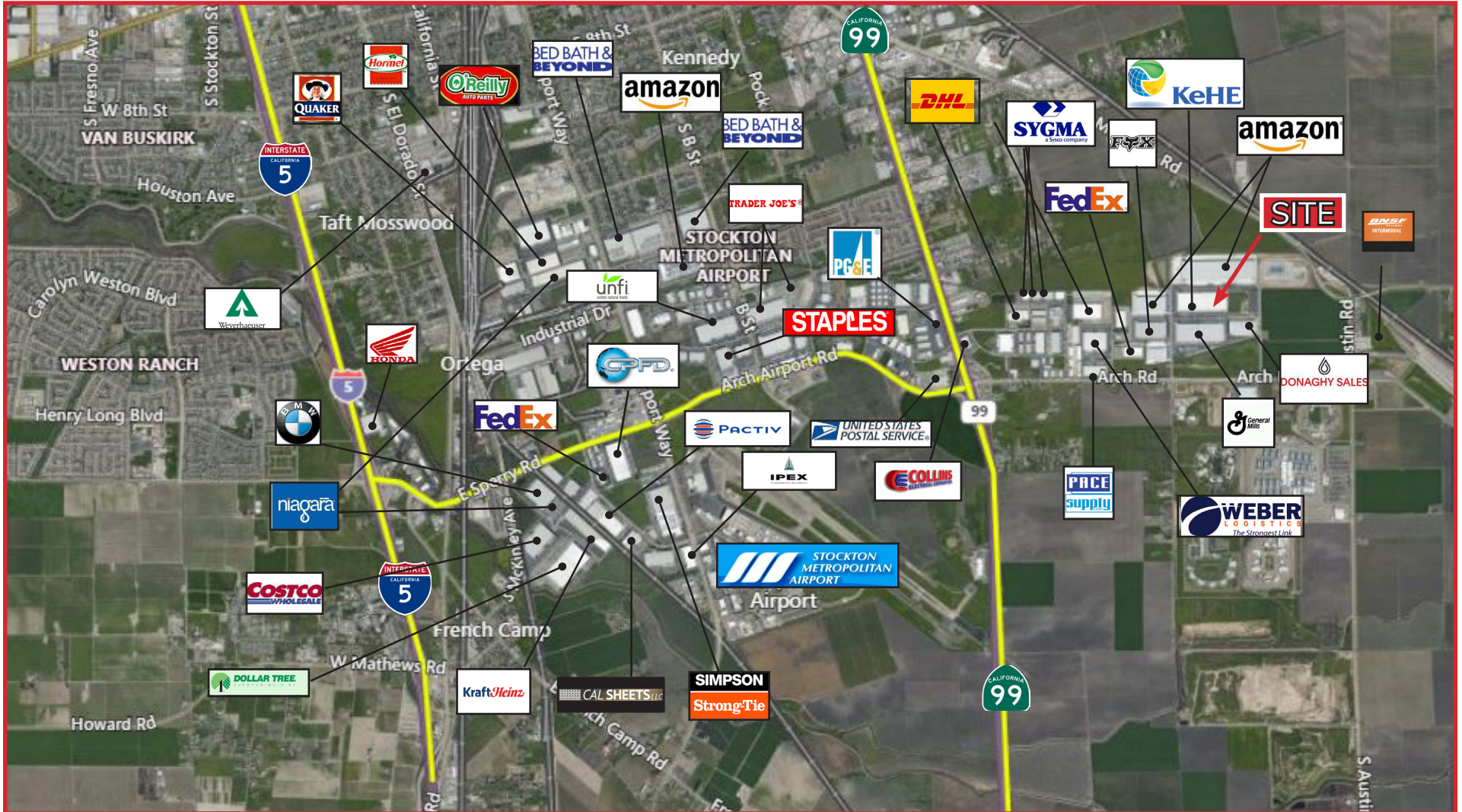
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