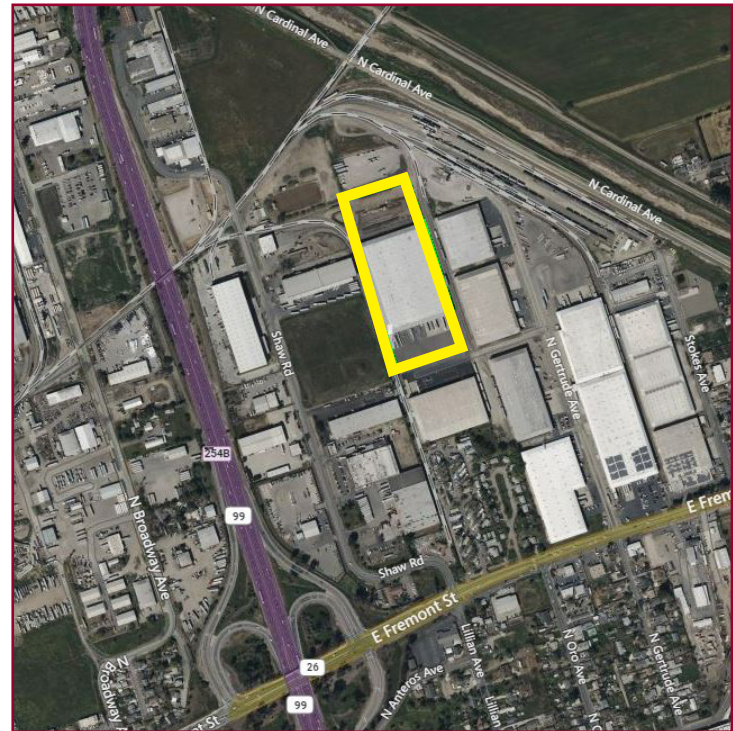


**RAIL SERVED DISTRIBUTION FACILITY  
FOR LEASE**  
1203 NORTH GERTRUDE AVENUE | STOCKTON, CA



<b>SIZE</b>	±200,238 SF
<b>ACRES</b>	±8.74
<b>OFFICE</b>	±1,800 SF (Large bull pen, private offices and kitchen area)
<b>CLEAR HEIGHT</b>	27'
<b>COLUMN SPACING</b>	±75' x 50'
<b>INDICATED POWER</b>	1,600 AMPS, 277/480 Volt, 3 Phase
<b>DOCK POSITIONS</b>	10
<b>GRADE DOORS</b>	3
<b>RAIL DOORS</b>	10 (5 each on East & West side)
<b>RAIL PROVIDER</b>	ST&E (3 spurs)
<b>LIGHTING</b>	T-5
<b>SKYLIGHTS</b>	Yes
<b>SPRINKLERS</b>	Yes
<b>YARD</b>	Approximately 2± acres for storage w/ rail spur

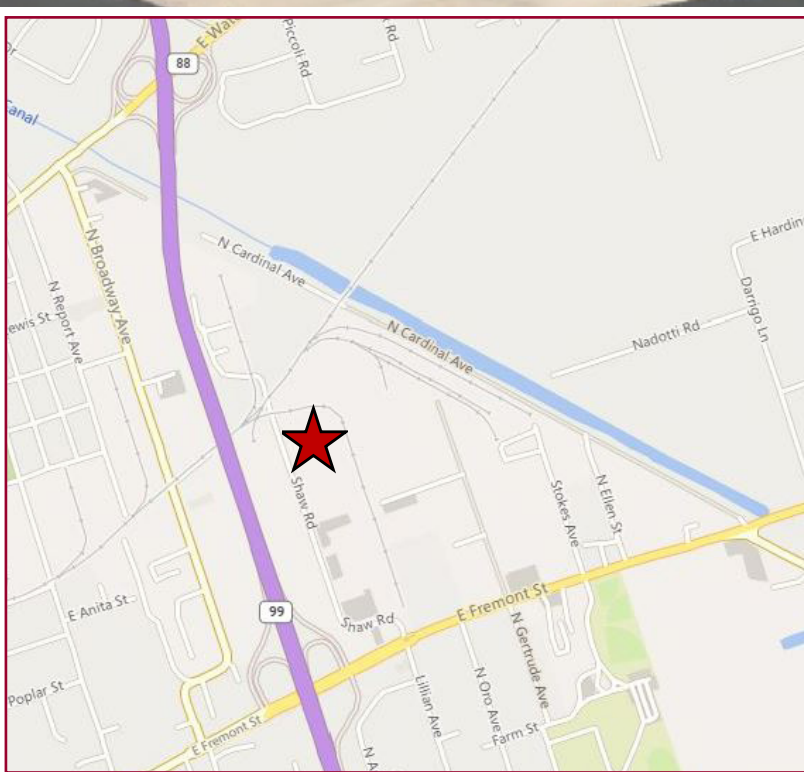


**LEASE RATE: \$0.55 per square foot, NNN**

Jim Martin, SIOR  
BRE# 01214270  
jmartin@lee-associates.com  
D 209.983.4088

# RAIL SERVED DISTRIBUTION FACILITY FOR LEASE

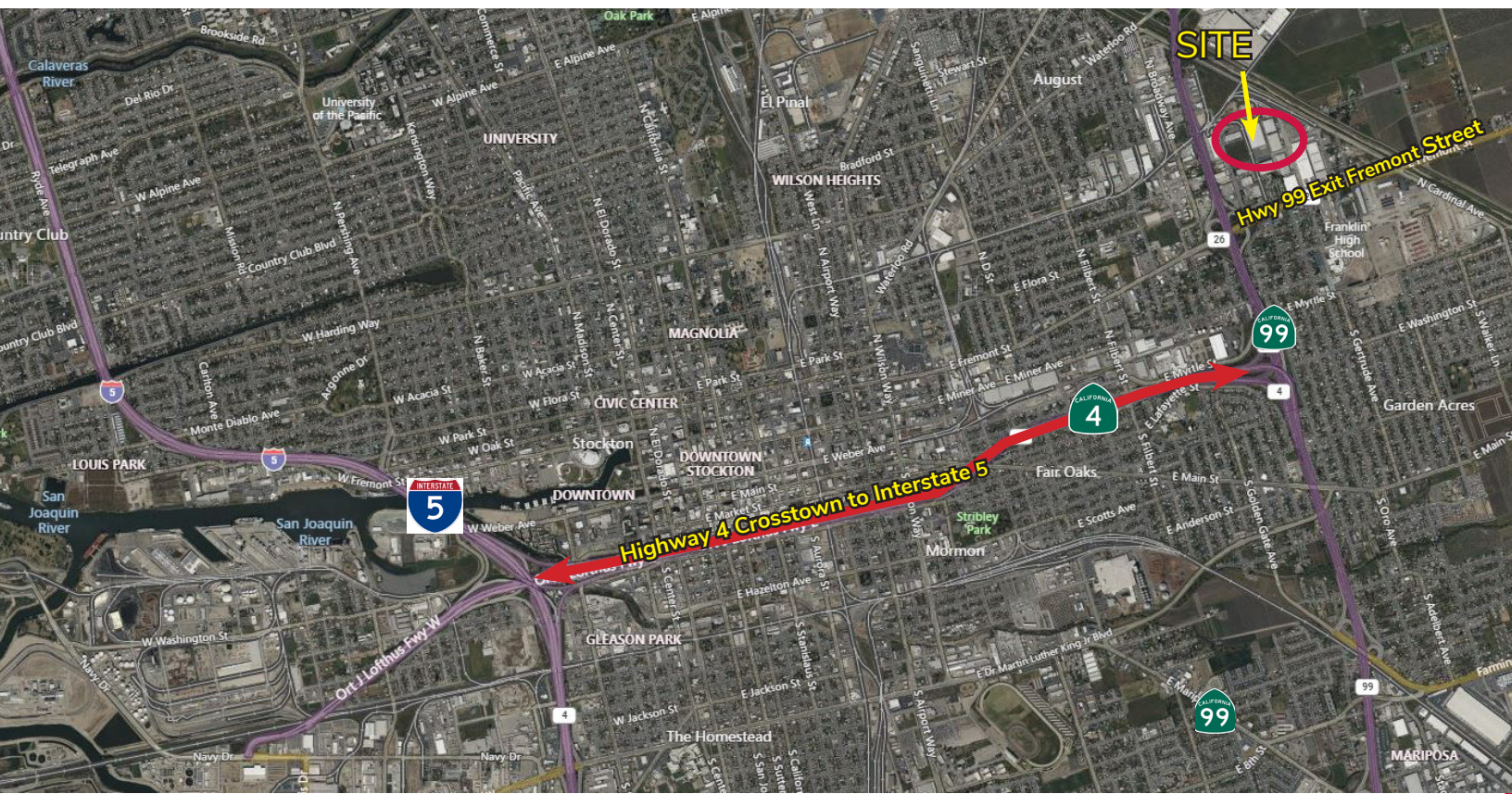
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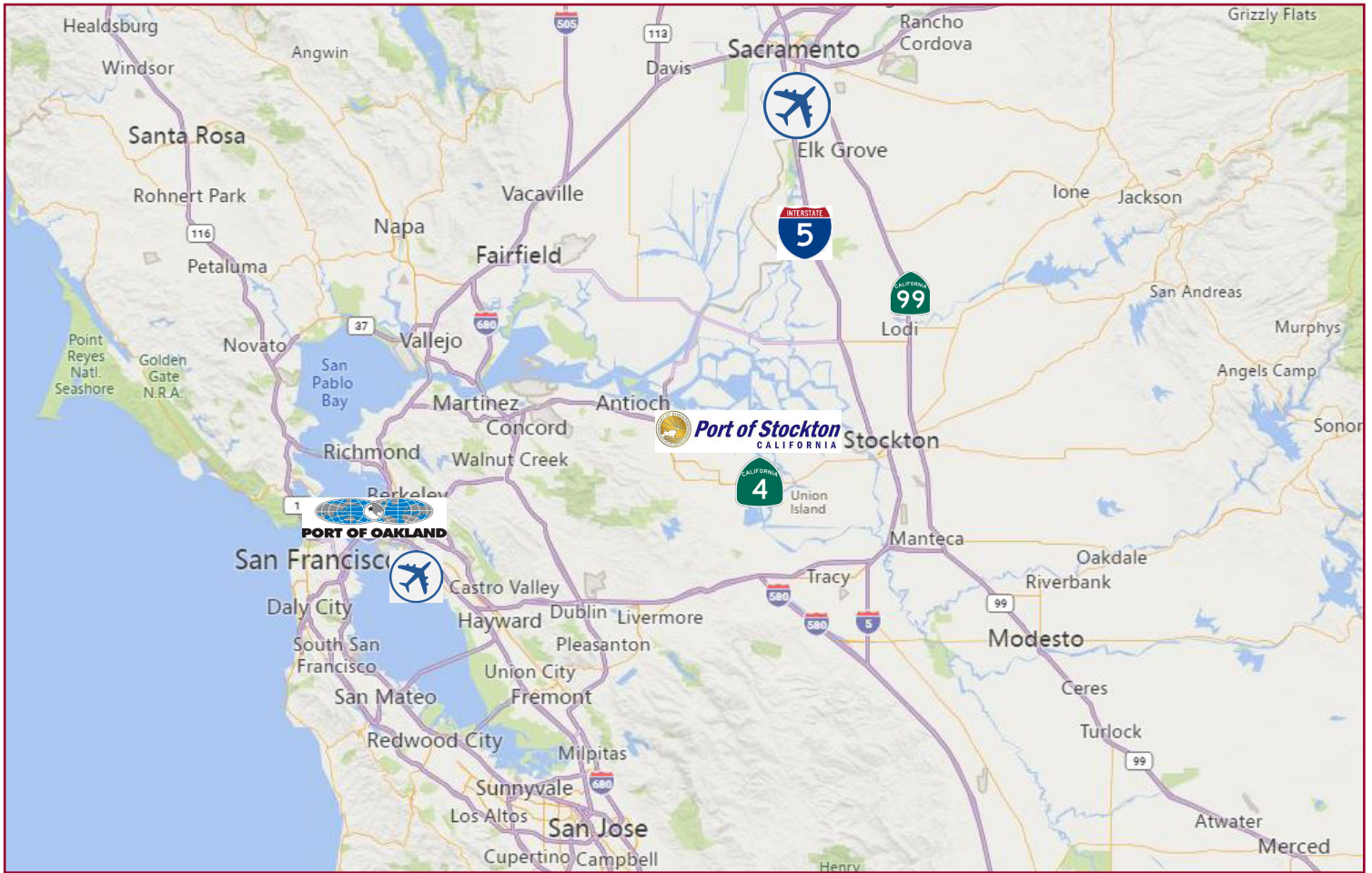
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# RAIL SERVED DISTRIBUTION FACILITY FOR LEASE 1203 NORTH GERTRUDE AVENUE | STOCKTON, CA



# RAIL SERVED DISTRIBUTION FACILITY FOR LEASE

1203 NORTH GERTRUDE AVENUE | STOCKTON, CA



Excellent access to HWY 99, HWY 4 and Interstate 5

Port of Stockton - 12 Minutes - 7.8 Miles

Sacramento Airport - 1 Hr. 10 Minutes - 58 Miles

Access to HWY 99 via Fremont Street Interchange

Port of Oakland - 1 Hr. 24 Minutes - 75.3 Miles

Oakland Airport - 1 Hr. 13 Minutes - 69.8 Miles



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