



# For Sale

**±88,714 SF Temperature Controlled Warehouse on 7.66 AC**



±5,850 SF at 36° to 40°, ±5,850 SF at 50° to 60°  
±66,600 SF ±70°

4547 Frontier Way, Stockton, CA

 **JLL** SEE A BRIGHTER WAY

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

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# Property Specs

<b>Building SF</b>	±88,714 SF (Building Footprint)
<b>Lot Size</b>	±7.66 AC
<b>APN</b>	179-250-380
<b>Main Office</b>	±14,500 SF Two (2) story ±7,250 SF per floor with one (1) elevator – Includes reception area, private offices, open office area, conference room, training room, copy room, large break room and restrooms
<b>Shipping Office</b>	±400 SF Includes private office, break room and restrooms
<b>Cold Storage</b>	±5,850 SF at 36° to 40°, ±5,850 SF at 50° to 60°
<b>Maintenance Shop</b>	±3,500 SF including ±255 SF office
<b>Conditioned Warehouse</b>	±66,600 SF (±70° possible)
<b>Covered Canopy</b>	±16,000 SF
<b>Dock Doors</b>	Ten (10) with 10 (ten) pit levelers and seals
<b>Grade Level Doors</b>	Six (6)
<b>Clear Height</b>	28' in Warehouse; 23' in Cold Storage
<b>Column Spacing</b>	27' x 60'
<b>Power</b>	1,000 amps 480V 3 phase (indicated)
<b>Insulated Roof Deck</b>	Yes
<b>Fire Suppression</b>	Yes
<b>Skylights</b>	Yes
<b>Solar</b>	Roof top solar system
<b>Auto Parking</b>	82 striped auto stalls
<b>Trailer Parking/Yard</b>	±2.5 AC gravel
<b>Zoning</b>	Light Industrial (I-L), per City of Stockton
<b>Construction</b>	Concrete Tilt-Up
<b>Purchase Price</b>	Contact Broker



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## Property Features



±88,714 SF building  
on ±7.66 acres



±2.5 AC yard



±16,000 SF  
covered canopy



Rooftop solar  
system



±3,500 SF maintenance  
shop with heaters



±14,500 SF  
two-story office



±66,600 SF temperature  
controlled warehouse at 70°



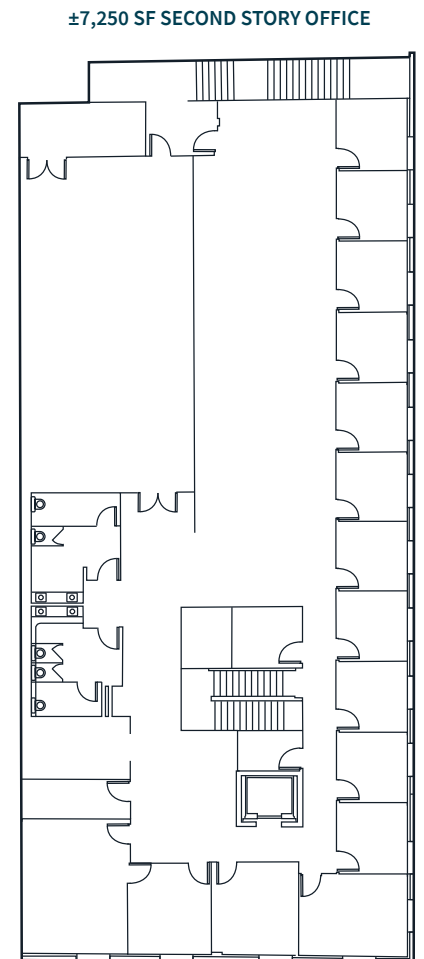
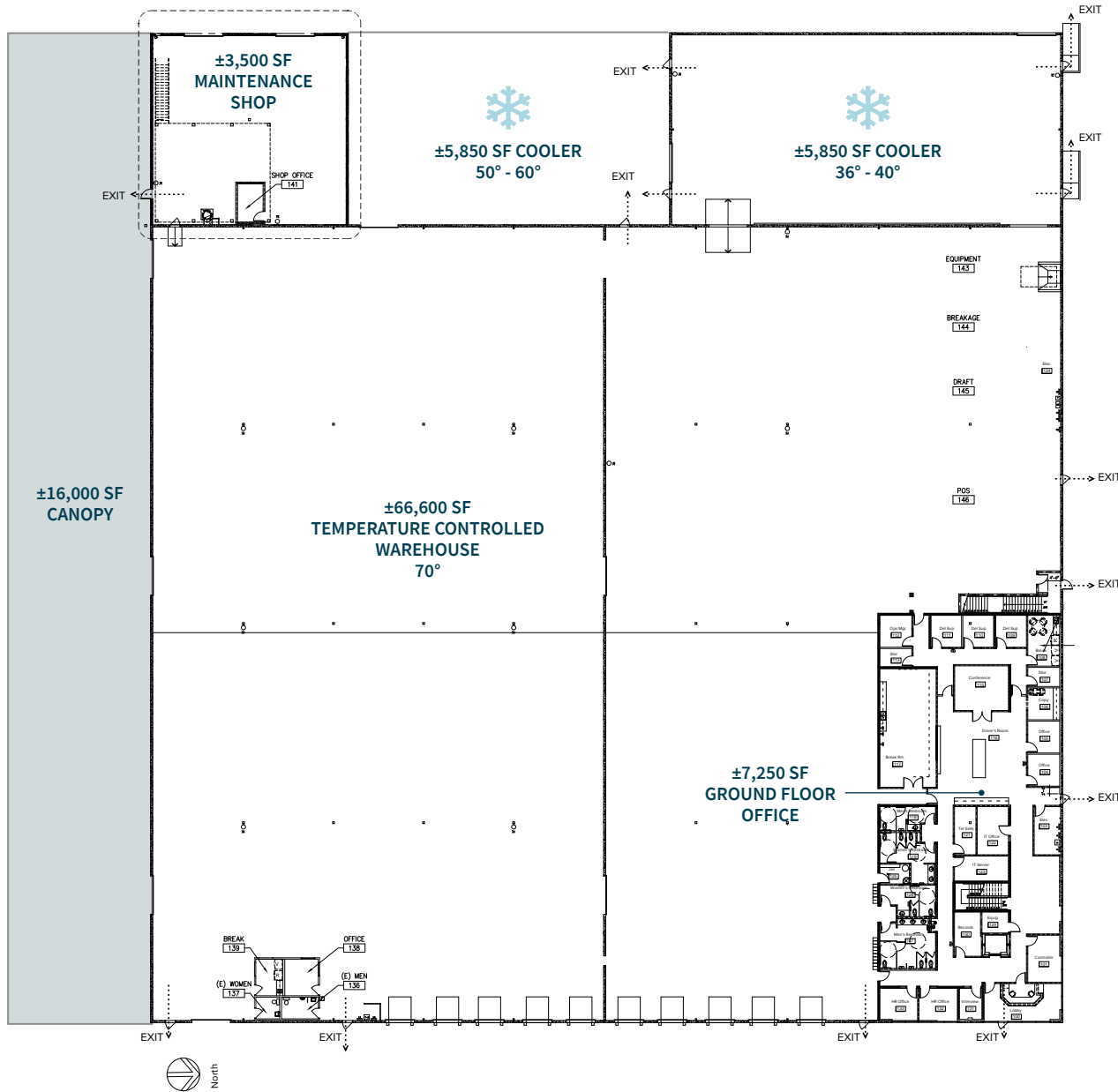
Cold Storage  
±5,850 SF at 36° to 40°  
±5,850 SF at 50° to 60°



Ten (10) dock doors and  
six (6) grade level doors



# Floorplan



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# Site Aerial



IMPERIAL WAY




GOLD RIVER LN

FRONTIER WAY

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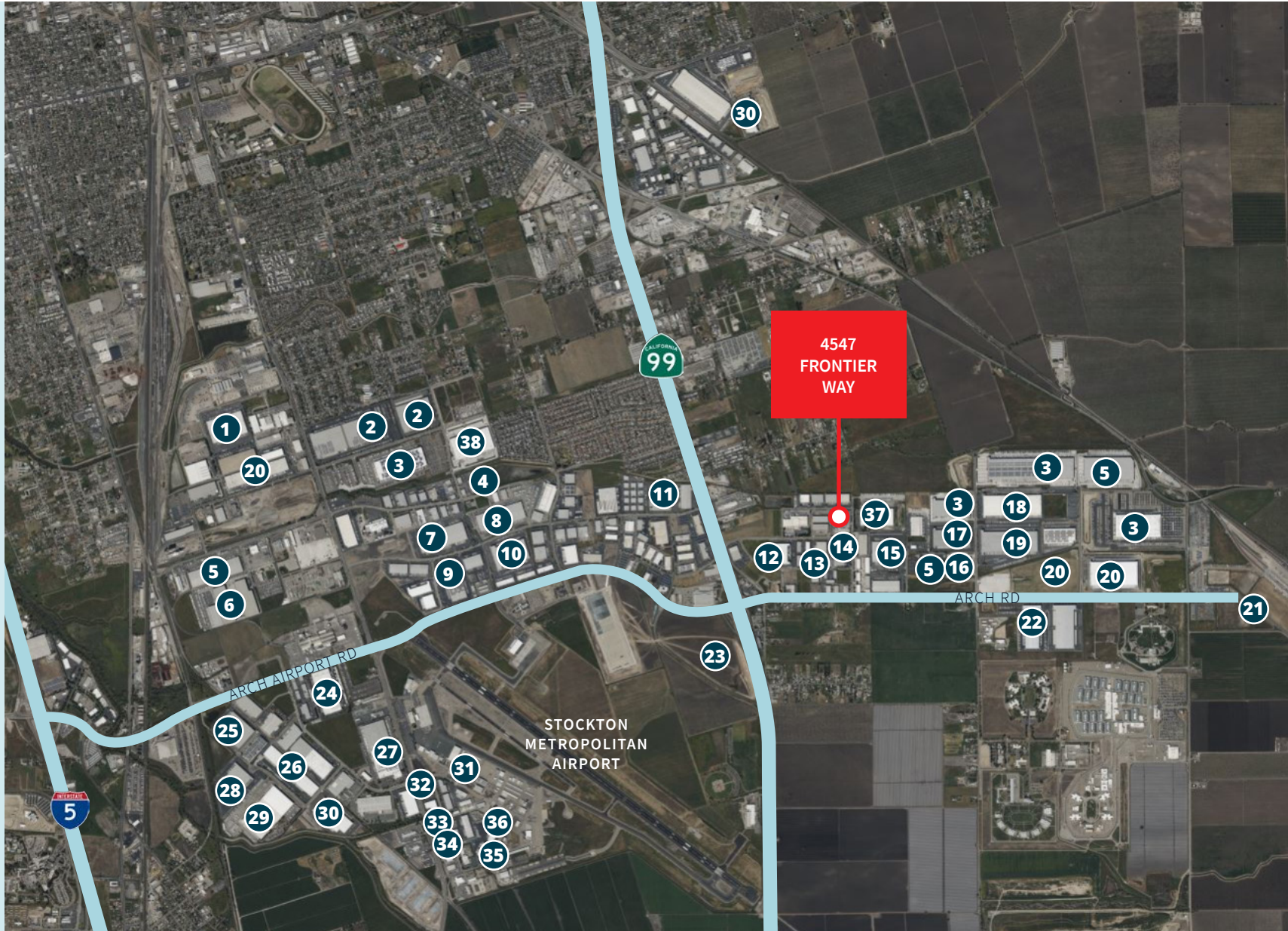
# Superior Western Region Access



	Destination	Miles
	Union Pacific Intermodal (Lathrop)	8
	BNSF Intermodal (Stockton)	3
	Port of Stockton	12
	Port of Oakland	71
	Tracy	20
	Modesto	25
	Turlock	38
	Sacramento	56
	San Jose	80
	San Francisco	82
	Fresno	119

# Corporate Neighbors

- 1 O'Reilly
- 2 Cost Plus World Market
- 3 Amazon
- 4 Home Depot
- 5 Allen Distribution
- 6 C&S Wholesale Grocers
- 7 Raley's
- 8 Trader Joe's
- 9 Staples
- 10 Whirlpool
- 11 Lifestyle
- 12 Weber
- 13 International Paper
- 14 Southwest Traders
- 15 Pace Supply
- 16 Pitney Bowes
- 17 Fox
- 18 KeHe
- 19 General Mills
- 20 Niagara
- 21 BNSF
- 22 FedEx
- 23 Target
- 24 CPFD (Costal Pacific)
- 25 BMW
- 26 Pactiv
- 27 Simpson StrongTie
- 28 Prism Logistics
- 29 Dollar Tree
- 30 Costco Wholesale
- 31 Aero Turbine
- 32 Vander-Bend
- 33 Aramark
- 34 Premier Finishing
- 35 Keurig Dr Pepper
- 36 Stericycle
- 37 DHL
- 38 Pratt Industries





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